

Keswick Bridge Limited

Disclosure Statement in accordance with the Timeshare Contracts Regulations 2010

1. Identity, place of residence and legal status of the trader which will be a party to the timeshare contract.

The vendor is Keswick Bridge Limited, Brundholme Road, Keswick CA12 4NL, a private company incorporated in the United Kingdom. Keswick Bridge Ltd. is the owner of the site and its shareholders are current or former owners of timeshares at Keswick Bridge. Keswick Bridge Ltd. changed its name from Keswick Timeshare Ltd. in 2009.

2. Short description of the property.

There are 23 lodges on the site consisting of one bedroom, two bedroom and three bedroom fully equipped units. Lodges 4 – 23 were built in 1987 and lodges 24-26 were built in 2008. The location of the lodges can be seen on the Site Plan a copy of which is provided.

3. Exact nature and content of the rights; exact period in which the right which is the subject of the contract may be exercised and its duration.

With the exception of Christmas and New Year weeks, the purchase of a timeshare week gives the purchaser the right to occupy a particular lodge for a specified week of the year from 4.00 p.m. on Friday or Saturday depending on the lodge to 10.00 a.m. the following week. For Christmas the week will commence on the 23rd December, and for New Year the week will commence on the 30th December.

The right may be purchased until 2066, for a 20 year or 10 year period, or for such other period defined in the purchase agreement.

4. Date on which the right may start to be exercised.

The right to use the lodge will commence at 4.00 p.m. at the start of the week purchased, provided that the management fee for the week has been paid.

5. Price to be paid by the consumer for acquiring the rights.

Prices vary according to the time of year, size of lodge and length of ownership.
A price list is attached.

6. Outline of additional obligatory costs imposed under the contract; type of costs and indication of amount.

Annual management fee; for 2023 the fee varies between is £475 (One Bedroom lodge) and £638 (Three bedroomed lodge). These fees are reviewed annually and may be increased by a decision of the Keswick Bridge Owners' Club Limited. These are detailed in the attached appendix.

A standing charge is made for Electricity
Electricity and telephone charged as used.

7. Summary of key services available to the purchaser.

The lodges are fully maintained and supplied with water electricity, telephone, Wi-Fi internet connection, radio and television. There are central refuse collection bins. All services are included in the management fee except electricity and telephone which are charged as follows:

Electricity: Fixed Standing charge and variable charges according to use
– see appendix

Telephone: variable charges according to use - see appendix

8. Facilities available to the purchaser

There is a laundry room on the site with washing machines and driers.
Washing machines charges : see appendix
Drier charges : see appendix.

Cots and high chairs: available on request - bedding not provided for cots.

9. Exchange schemes

Purchasers may join any of the exchange schemes such as Interval International, 7 Across or UKRE. Purchasers should contact the exchange companies directly for costs and details of membership.

10. Codes of Conduct: Keswick Bridge has not signed a Code of Conduct as it does not belong to any timeshare organisation.

General information:

The consumer has the right to withdraw from this contract without giving any reason within 14 days from the conclusion of the contract or receipt of the contract if that takes place later.

During this withdrawal period, any advance payment by the consumer is prohibited. The prohibition concerns any consideration, including payment, provision of guarantees, reservation of money on accounts, explicit acknowledgement of debt etc. It includes not only payment to the trader, but also to third parties.

The consumer shall not bear any costs or obligations other than those specified in the contract.

In accordance with international private law, the contract may be governed by a law other than the law of the Member State in which the consumer is resident or is habitually domiciled and possible disputes may be referred to courts other than those of the Member State in which the consumer is resident or is habitually domiciled.

Signature of the consumer:

Date:

Keswick Bridge Limited: Additional Information for Purchasers.**1. Information about the rights acquired**

The right to occupy a lodge is subject to the payment of the annual management fee. Purchasers are also required to apply for membership of Keswick Bridge Owners' Club Limited, a company limited by guarantee. Full information about the rights and responsibilities of members is contained in the Articles of Association, a copy of which can be found at

<https://sites.google.com/a/kbocl.co.uk/owners-information/home/information-for-owners>

2. Information on the Properties

(See specification for the three sizes of Lodge on the website -holidays page)

Lodges at Keswick Bridge are either 1 bedroom, 2 bedroom or 3 bedroom. 20 of the lodges were built in the first phase of development and have the following facilities:

- 1 Bedroom: bedroom with en-suite bathroom with shower, one further bathroom with a bath, living room with double sofa bed, fully equipped kitchen.
- 2 Bedroom: master bedroom with en-suite bathroom with shower, twin bedroom, separate bathroom with bath, living room with double sofa bed, fully equipped kitchen.
- 3 Bedroom: master bedroom with en-suite bathroom with shower or bath with shower, bedroom with twin beds, bedroom with two bunk beds, separate bathroom with bath and /or shower, living room with double sofa bed, fully equipped kitchen.

Three lodges were built in the second phase of development. These are similar to the first phase except that the kitchen has a washer/drier.

All lodges are supplied with electricity, water, telephone, internet access and are cleaned prior to arrival and kept maintained. Towels and sheets are supplied and laundry costs included in the annual fee. There are central bins for refuse collection. Cots and high chairs can be provided on advance request.

A payment on arrival is taken by lodging a deposit of £(see appendix) or providing credit card details for payment as required to cover costs incurred during the week.

Parking is available for one car outside each lodge with additional parking facilities on site.

Pets are not allowed

3. Costs

The annual management fee covers the cost of maintaining the resort and the lodges and includes a contribution to a sinking fund to pay for future repairs and renovations. The amount of the management fee is decided by the Board of Keswick Bridge Owners' Club Limited based on the budget for the year. Owners have access to the costs of running the resort. The annual management fee for the following year is decided in October and invoices are sent out in November.

4. Termination of the contract

The Articles provide that if payment of the management fee is late then an interest charge may be applied. The timeshare week will be repossessed if the management fee is not paid within 90 days of the invoice date.

The right of occupation of the lodge is dependent on membership of the Keswick Bridge Owners Club and the payment of the management fee as set out in the Articles.

5. Liability

In the event of the owners of a holiday certificate being unable to use their Lodge on the assigned date due to the accommodation being unavailable for whatever reason, the maximum liability of the Keswick Bridge Owners Club limited or Keswick Bridge Limited shall be the Management Fee if paid.

6. Additional Information

The Keswick Bridge Owners' Club Limited (KBOCL) has contracted the maintenance and administration of the resort to KT Management Limited. The Board of KBOCL supervises the management of the resort and has a sub-committee dealing with major refurbishments. Owners can volunteer for membership of the sub-committee or the Board itself and have an opportunity to participate in the affairs of the company at the Annual General Meeting which is normally held in October/November.

Keswick Bridge Limited offers a resale service for timeshare weeks, the terms of which are available on request. Owners are also free to arrange sales privately or through another agent. There is a fee of £48 for issuing a new or amended holiday certificate.

Owners may communicate either with the manager of the resort or with the chairman of KBOCL if they have any questions or complaints regarding management decisions or costs.

Acknowledgement of receipt of information:

Signature of the consumer:

Date:

Appendices

- Current rates of charges
- Price list of Sale Prices for Keswick Bridge Timeshare Lodges.

Appendix to the Disclosure Statements of Keswick Bridge Limited

Charges and other variables relating to the Keswick Bridge Limited Disclosure statements

Para 3 - Right to occupy

With the exception of Christmas and New Year, all lodges are leased as Friday week starting or Saturday week Starting. The title starts at 4pm on the commencing day and finishes at 10am on seventh day after that day. (i.e. Friday to Friday or Saturday to Saturday). Christmas week starts 23rd December and New Year week starts 30th December.

Para 6 – Management Fees

Management Fees for year 2023

Lodge Size	Management Fee (single payment)	Instalment payment (9 Instalments)	Monthly Instalment Payment	Instalment Additional cost
1	£475.00	£510.66	£56.74	£35.66
2	£555.00	£568.70	£66.30	£41.70
3	£638.00	£685.89	£76.21	£47.89

Para 7 – Charged Services 2023. . prices are correct at the time of publishing.

Electricity – Standing Charge . . = £9.25p
 Unit Cost = £16p (daytime) 8p(night)
 Telephone – Unit Cost = £20p for 3 mins landline/ .20p for 2 mins
 mobile call national

Para 8 – Facilities Available

Washing Machine charge = ££2.50 per wash
 Drier Charge = £ 0.50p per 12 minutes

Additional Information for Purchasers

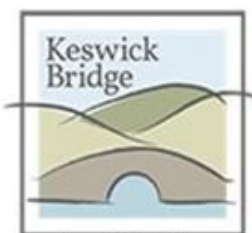
Para 2

Deposit on arrival = £75

Para 5

Fee for issuing a new or amended Holiday Certificate = £48

KESWICK BRIDGE PURCHASE OPTIONS & PRICES



www.keswickbridge.com

At Keswick Bridge we have 3 ways that you can purchase ownership

- GOLD** - ownership until 2066
- SILVER** - ownership for 20 years
- BRONZE** - ownership for 10 years

Whilst most people opt for GOLD Membership to maximise the benefits of ownership, SILVER and BRONZE Membership can create a cost effective way into Holiday Ownership at Keswick Bridge.

PRICES

Season	Peak	High	Mid	Low
Phase II - 3 Bedroom				
GOLD to 2066	£7,250	£5,750	£3,350	£2,250
SILVER - 20 years	£4,840	£4,050	£2,330	£1,330
BRONZE - 10 years	£2,760	£2,300	£1,330	£750
Phase II - 2 Bedroom				
GOLD to 2066	£6,750	£5,350	£3,250	£2,000
SILVER - 20 years	£4,470	£3,660	£2,065	£1,230
BRONZE - 10 years	£2,550	£2,100	£1,150	£700
3 Bedroom Lodge				
GOLD to 2066	£5,775	£4,675	£2,600	£1,750
SILVER - 20 years	£4,210	£3,250	£1,820	£1,060
BRONZE - 10 years	£2,400	£1,840	£1,050	£600
2 Bedroom Lodge				
GOLD to 2066	£5,225	£4,125	£2,500	£1,500
SILVER - 20 years	£3,575	£2,850	£1,725	£885
BRONZE - 10 years	£2,040	£1,625	£980	£500
1 Bedroom Lodge				
GOLD to 2066	£4,125	£3,575	£2,150	£995
SILVER - 20 years	£2,720	£2,530	£1,520	£540
BRONZE - 10 years	£1,640	£1,440	£870	£300

For further details and availability on all the schemes please contact Reception.

Telephone: 017684 73591

E-mail: enquiries@keswickbridge.com