

01548 561393

# Hope Barton Barns

*Luxury Self Catering Holiday Cottages & Apartments near Hope Cove, South Devon*

## Group Ownership

Group Ownership is our form of second home ownership created to accommodate the varying needs of the part-time homeowner. It combines flexibility and freedom of choice with total security.

Each of the 17 barns and 3 apartments have ten owners who each choose five weeks to suit individual requirements. Our system of rotating priorities each year guarantees complete fairness to each owner by enabling you to plan and vary your chosen weeks from year to year. Two of the weeks are in high season, one is in mid season and the other two are in the remainder

of the year. As an owner you can use all or some of your chosen weeks, rent them out directly or more commonly through the resident managers, or through membership of RCI, the international holiday exchange company, exchange your week(s) for a holiday anywhere in the world with a guarantee of similar high quality accommodation to Hope Barton.

Each property has the legal security of a 125 year lease, through its own limited company, which is renewable by the Owners Association who own the total freehold of the buildings and land. As an owner of a share in a cottage you are also a Group Owner of the land, livestock, leisure buildings, and all profits from the farm, catering and other activities which help to reduce the annual cost of upkeep.

All 200 owners of the five week shares in cottages are automatically members of Hope Barton Owners Association Limited, the management company created to run the day to day business of Hope Barton. Appointed by and totally answerable to the Owners Association, the resident management couple are responsible for the monitoring, day to day maintenance of your property, the grounds, and all business operations relating to cottage usage, rentals and sales. The Board of Directors are five owners appointed by the owners on a rotating term of 3 years. The Board provide the direction and support to the management through four board meetings a year. In addition we have an AGM, combined with a social dinner, which is normally attended by over 100 enthusiastic owners.

You can rest assured that your property and your investment is safeguarded in every way. The owners run Hope Barton as they wish without any outside interference from development companies or similar commercial organisations. Our accounts are prepared and kept by the managers, audited independently by chartered accountants and are available in full for inspection by any owner.

Whilst as with any other investments the value of your share can go up or down, since the inception of Hope Barton Barns in 1990 most owners have seen their shares rise in value over the period. The same cannot be said for most timeshare sales.



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Continued...

This investment is for you, your family and their families for many years to come. This investment is in your leisure time and whilst you could rent out some or all of your five weeks each year and earn a good return from this income ( our larger cottages rent out for over £1,500 a week in high season), that is not the manner in which we tend to promote the sale of Hope Barton cottage shares.

We want owners and their families to come and share the uniqueness of Hope Barton, its different seasons, the wildlife, the coastal walks - it really is a beautiful part of South Devon.

All the original 200 shares were sold by the end of the development in 1997. Many owners have multiple shares, some up to 20 weeks a year, in the same or different cottages.



All our present shares are re-sales from existing owners whose family circumstances may have changed, they may be upgrading to a larger unit or who are now retiring to the area.

Whilst many would attempt to compare our unique group ownership with timeshare, we are distinctly different in our legal structure, our private operation and the protection of your investment by the owners themselves.

We do utilise the positive benefits of timeshare through our affiliation with RCI the international holiday exchange company. Hope Barton has been an RCI Gold Crown resort since 1994, which puts it in the top 10% of RCI's 25,000 resorts worldwide.



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## Frequently Asked Questions

### **WHAT IS GROUP OWNERSHIP AT HOPE BARTON?**

This is a new form of ownership whereby each cottage is divided into 10 ownerships of 5 weeks. The weeks are in different seasons and can change yearly. Two of the weeks are in high season, one is mid season and the other two are in the remainder of the year. Using a simple priority system that is fully explained later, owners choose their weeks each year along with the other nine owners, according to their requirements. This means that each owner is treated fairly and can vary the times that they choose their weeks as their circumstances change. Many owners have purchased more than one membership to match their individual needs. Ownership also includes the whole farm, stock, equipment, the leisure facilities, offices and manager's accommodation.

### **WHAT IS THE LEGAL SITUATION?**

A 125 year leasehold interest in each cottage is owned by a separate Company Limited by Guarantee, which has up to ten members. This is the legal vehicle often used by charities, clubs and non-profit making organisations and has been devised and implemented by one of the leading experts in the field.

### **WHO OWNS THE FREEHOLD?**

The Freehold of Hope Barton, including the farmland, farm buildings, leisure buildings and the rights of the 125 year lease to the Cottage Companies is held by Hope Barton Owners Association Ltd. As a result the owners can grant themselves a new lease at the expiration of the existing 125 year lease in July 2115 or alternatively sell the property with full vacant possession and share the proceeds.

### **WHAT IS THE OWNERS ASSOCIATION?**

Owners are automatically members of the Owners Association which is run for the mutual well-being and benefit of owners. There is a Board of Directors elected by and from the Owners who control the management and maintenance in conjunction with the Manager. This means that the owners run Hope Barton as they wish without outside interference and any profits from activities are returned to the resort to help towards the running costs.

### **WHAT DOES THE MANAGER DO?**

The Manager, who is appointed by and accountable to the Owners association, organises all the day to day management and maintenance. He is responsible for producing an income from the various activities and help towards the running costs. He keeps the accounts which the Directors can inspect at any time and which are audited by a firm of chartered accountants annually.

At present the "Manager" is a management couple who are resident on site and responsibilities are shared accordingly.



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## Frequently Asked Questions > Continued...

### **WHAT ARE THE RULES AND REGULATIONS?**

Only essential rules apply. There is a "nuisance" clause which is not specific. Common sense dictates

### **CAN I LET MY COTTAGE?**

Yes. This can be done privately or through the Manager. If the Manager arranges a let for the Owner, then he will make a charge on behalf of the Owners Association which goes towards the running costs. There is a recommended tariff rate each year, though an Owner can let at any figure he wishes through the Manager or privately. Letting possibilities are very good as the location and indoor facilities make Hope Barton attractive all year round. A mailing list in excess of 4,000 names is on the database and receive full details every year.

### **IS ADDITIONAL ACCOMMODATION AVAILABLE?**

Yes. There is a suite comprising of a double bedroom with an en-suite shower room owned by the Owners Association and available to owners for their extra guests. The rental income from this goes towards the running costs. Alternatively owners may rent into another cottage if one is available.

### **HOW DOES THE MAINTENANCE PERIOD WORK?**

The primary maintenance period during which essential major annual maintenance is undertaken is between January and March. Each cottage is closed for maintenance for one week sometime during this period. Major works are agreed with the Owners Association Directors in advance.

### **WHAT IS THE COST?**

This will obviously depend on the type and size of the cottage. There are studio, one, two, three and four bedroom cottages. Prices and availability are on a separate sheet in this information pack.

### **IS THERE A SERVICE CHARGE?**

Yes. This is based on the cost of maintaining the facilities and providing for future expenditure, less the income generated from activities run on behalf of the Owner Association, such as catering and commissions from rentals and re-sales.

### **CAN I SELL MY MEMBERSHIP?**

Yes. This can be done privately or through the Manager, who will maintain a list of interested prospective purchasers. Should the Manager agree a sale on your behalf, then there will be a fee payable to the Owners Association which goes towards the running costs.

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## Frequently Asked Questions > Continued...

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## ARE MY WEEKS ELIGIBLE FOR INTERNATIONAL EXCHANGE?

Hope Barton Barns is a member of RCI (Resort Condominiums International) the largest exchange company in the world. Owners pay an annual fee to RCI and any or all of their five weeks can be exchanged for similar accommodation in any of 2500 plus resorts in more than 60 countries throughout the world,

The RCI system sometimes allows the exchange of one week at Hope Barton for two weeks in the USA, Mexico and South Africa at certain times of the year. Therefore, a week at Hope Barton could become two weeks if exchanged in that way.

Hope Barton is a Gold Crown Resort which puts it in the top 10% of RCI's 25000 worldwide locations. This award is only given by RCI as a result of consistently high performance marks sent to them by RCI members from other resorts who have stayed at Hope Barton. It means standards at Gold Crown resorts have to remain very high at all times.

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## Testimonials

### Gillian Pentelow – Retired Librarian

Hope Barton has all the advantages of a quality country cottage and non of the disadvantages. I know that when I arrive the cottage will be clean, warm with plenty of hot water, stocked with provisions and a delicious meal which I've previously ordered. The holiday varies according to which friends or family come or whether I am on my own. Either enjoying local walks, visiting National Trust houses and gardens, a bit of 'retail therapy' in Kingsbridge, Salcombe or Totnes, sampling local restaurants, enjoying Hope Barton itself or a combination of all these. I know that whether it is January or July there will be lots to do particularly if the weather is fine, but if it is not the cottage is a comfortable place to sit and read a book without feeling guilty. My share at Hope Barton was a present to myself when I retired and I cannot think of a better one!



### Alastair & Hazel Fischbacher

We first discovered Hope Barton a few years ago. We rented at first, but had such a good time that we bought a share in the Sheepphouse. We have two young children and it is a wonderful environment for them. They can be allowed to play and roam without concern, and there are always other children around for them to get to know. Hope Barton always seems quiet and peaceful, even when all the cottages are occupied, and that's most of the year! The area is beautiful with short and long walks – or even just around the farm – and the sea is only a short walk away. The area in general is pretty quiet and does not get overwhelmed with visitors.

We are pleased that we became owners at Hope Barton – all we have to do now is work out how to work less and holiday more, to use our weeks! The system of week allocation is very fair and although we have school age children. We can still get here in the holidays by renting out our week, then renting in if necessary.

### John & Mary Parry

We have just returned home after our summer fortnight at Hope Barton Barns. As you know Mary and I took the first week, our son and his party the second. We have all reflected on just how much we enjoy the time there: it is always too short! We must congratulate you both, as resident managers, on the sustained, indeed increasing, quality of service and experience that all the staff so cheerfully provide.

To us all in the family Hope Barton has become a second home ; our granddaughter, Verity, cries when it is time to leave!

Once again many, many thanks, September and the next visit can't come soon enough.

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## Testimonials > Continued...

### Donald & Diana Rattee

This is the way to have a holiday home – no maintenance, and 100% enjoyment with small grandchildren able to revel in the special facilities of the Play Barn, Swimming Pool, Animal Barn etc.

Entertaining family and friends is made easy by the availability of prepared 3 course meals, and the fabulous Buffet Supper, so our visits to the beautiful part of South Hams are always fun and totally relaxing.



### Dickie and Jennifer Dawe

Seven years at Hope Barton – how time flies!

For us – peace and quiet to unwind, excellent farm cooked food.

For our children – tennis, swimming, table tennis, fishing.

For our grandchildren – space to run around, a play barn, other children – and don't forget the animals!

So something for every generation. What could be better !

Dickie, Jennifer Dawe , and collie cross Harvey, the best friend of Hope Barton's sheepdog Meg.





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## How to Find Us

From the A381 Kingsbridge to Salcombe road, follow the signs to Hope Cove.

In Outer Hope turn left over the headland to Inner Hope.

Go past the sea, the old boathouse and the thatched cottages, and about 400 yards out of Inner Hope is Hope Barton Barns.

