

A wide-angle photograph of a modern holiday home interior. The room features a living area with a wooden fireplace surround, a black wood-burning stove, a large mirror, and a wooden TV stand with a television. A window with red curtains is visible. In the foreground, a plaid ottoman holds a cup of coffee and a small basket. The background shows a kitchen with a wooden island, a dining table with chairs, and a sofa with cushions.

RIBBY HALL VILLAGE

HOLIDAY HOMES FOR SALE

All for you...

Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

Your new holiday home starts here...

- Page 4: **For you and yours**
Activities for the whole family
- Page 6: **Your time**
Adult gym, pool and Spa
- Page 8: **Yours to savour**
Choose from our eight eateries
- Page 10: **For your entertainment**
Entertainment, facilities and the local area
- Page 12: **Your home from home**
Static caravans and lodges
- Page 14: **Your escape**
Becoming an owner

Welcome

We are so pleased that you are interested in buying a holiday home - we would love to welcome you to Ribby Hall Village!

Your new, exciting way of living starts here. Escape to a place where everything is ready and waiting for you to enjoy. A place where couples, families and friends can spend some precious time unwinding together. This is the start of your new belonging.

Spend your days relaxing in our award-winning Spa, joining in an exercise class or taking a leisurely swim at The Health Club. Pop in for a Starbucks, pick up a Papa John's pizza or even indulge in some fine dining.

Set within 100 acres of Lancashire countryside, Ribby Hall Village hosts over 300 luxury static homes and lodges, in which we've been able to build a valued community where our owners feel safe and secure.

We'd love for you to be part of that community and welcome you to our Village very soon!

Paul Harrison | Chief Executive / Chairman

*Your weekend planned, your summer solved.
Your every waking moment free or filled.*

Exclusively yours



For you and yours...

Adventure, relax and enjoy

Our wide range of indoor and outdoor activities will keep you and yours busy whatever the weather.

A peaceful stroll in The Village Garden or a family outing to the pool; a round of golf, an archery session or a spot of fishing; whether you're looking to relax or adventure you'll find an activity to suit!

You won't be able to resist...

- Crown Green Bowling
- 9 Hole Golf Course
- Spa Treatments
- Championship Mini Golf
- Surprise character visits
- Archery
- Exercise Classes
- The Woodland Trail
- The Village Garden
- Tropical themed leisure pool

Entertaining the bigger kids...

- Laser Tag
- Waterwalkerz
- Pool with racer slides
- Segway Rally
- Giant Climbing Wall
- Coarse Fishing
- Multi-Sports Sessions
- Tennis, Squash & Badminton
- Boating
- Cycle Hire

For the little ones...

- Wild Discovery
- Tropical themed splash areas
- Balance Bikes
- Fencing
- Children's Activities
- Outdoor Adventure
Playground
- Indoor Soft Play Area
- Baby Ballet
- Crèche Facilities



Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

There's so much to do...

Our seasonal activities will keep you entertained all year round.

Visit Santa in his magical treehouse for a winter pantomime. Join our Halloween Trick or Treat trail through the woodland and join in with special spooky activities. Make an Easter Bonnet and go on an egg hunt. Can you spot the Easter Bunny on your way?

There's never a dull moment at Ribby Hall Village.



Your time...

Holiday Home Owners receive a special discount at The Spa Hotel

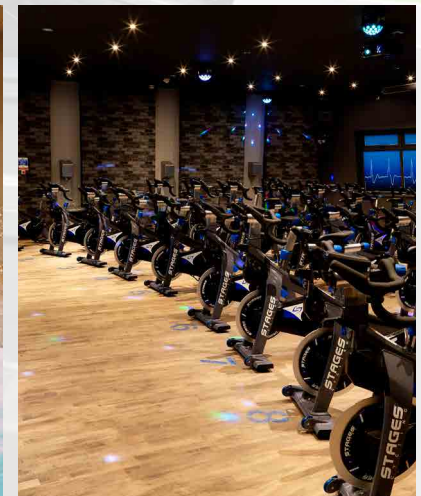
Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

For the adults

Our sensational Spa is the perfect place to unwind. The Aqua Thermal Journey has different heat experiences for you to indulge in and our range of treatments will help you relax from head to toe.

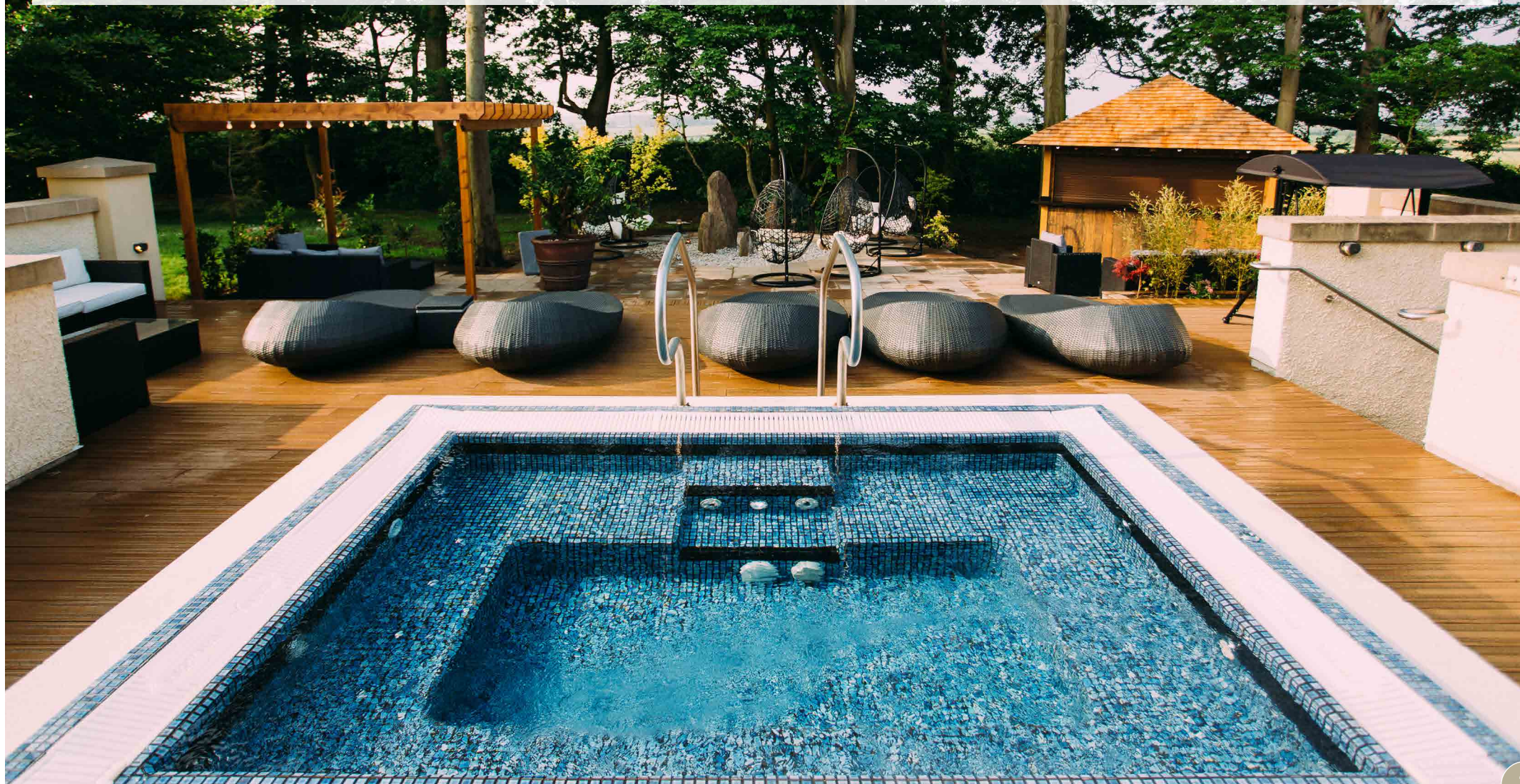
If you prefer something more energetic, our adult pool and state-of-the-art gym make the ideal contrast.

So whether you want to relax in the steam room, or blow off some steam, there's something for you.



*Your mind unwinding, spirit soaring, soul recharging.
A way of life.*

Exclusively yours



Yours to savour...

Holiday Home Owners receive a special discount across our 8 eateries

Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

Choose from 8 delicious eateries

There are 8 different eateries to tantalise your taste buds. Whether you fancy a quick snack or you have a hungry family on your hands.

Of course, just because you have your own kitchen doesn't mean you can't savour the tastes of Ribby Hall Village. Not only are our chefs trained to the highest standard, some of our produce is also grown right here in The Village Garden. From the sophisticated Restaurant to the fun-filled Bar & Grill, there's something to suit all tastes!



The Tapas Bar & Restaurant



The Island Clubhouse



The Tearoom



Starbucks

*Light bites and long lunches;
fine dining and family feasting*

Exclusively yours



The Bar & Grill



The Lounge Bar



Papa John's Pizza



The Orangery

For your entertainment...

Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

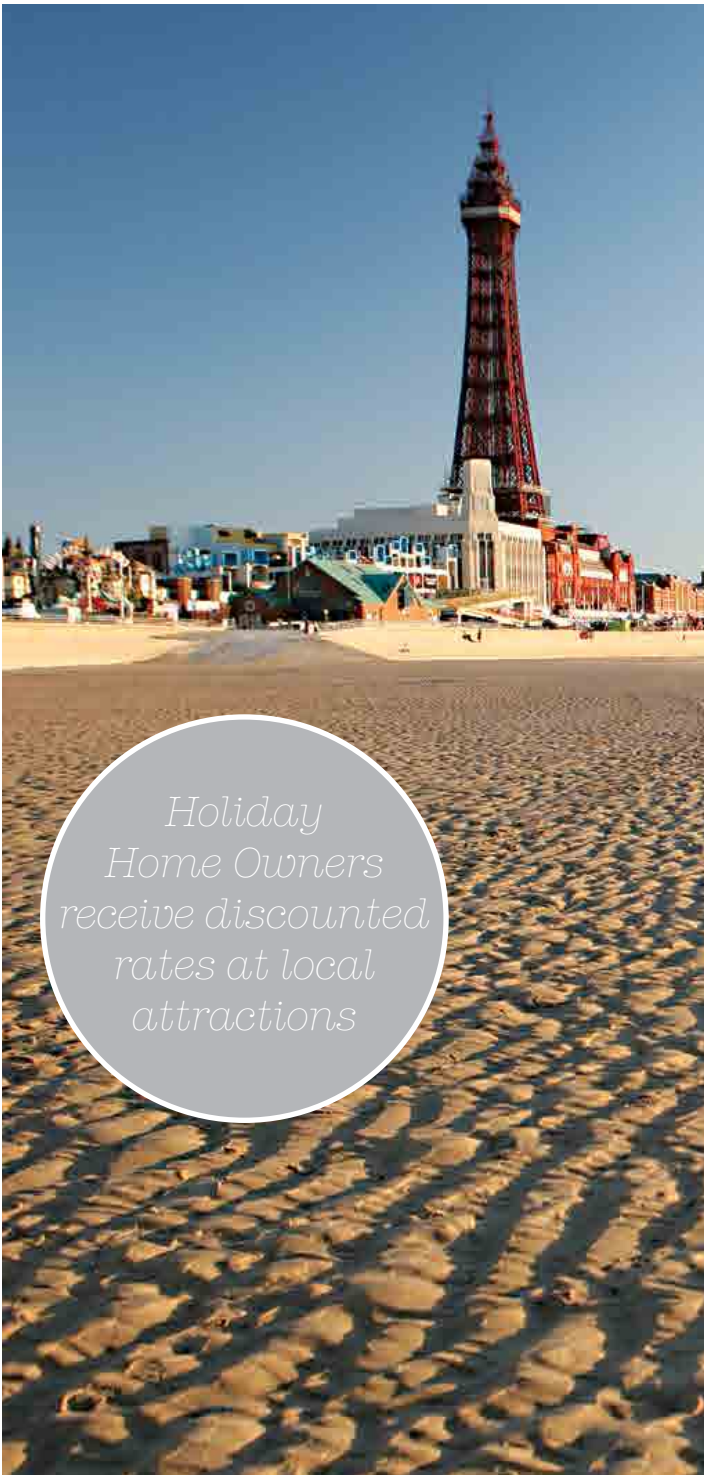
Let us entertain you

If you'd like a change of scenery from your cosy holiday home there's plenty to see and do on The Village.

From children's entertainment in The Bar & Grill to live music in The Restaurant; from live sport in Harrison's to our exquisite Champagne Bar, there's always something for your entertainment.

- Family Movie Time
- Tribute Artists
- Live Sports on TV
- Live Musicians
- Karaoke
- Pool Competitions
- Quiz Nights
- Vocalists
- Party Games
- Disco
- UV Party
- Live Cabaret
- Bingo





Holiday Home Owners receive discounted rates at local attractions

The local area

Ribby Hall Village is situated on the picturesque Fylde Coast, the ideal place to enjoy both the fresh sea air and the natural beauty of the surrounding Lancashire countryside.

The best of the North West is just a short drive away - from the quiet village of Wrea Green to the bright lights and energy of Blackpool; from the world famous golf courses of Lytham St. Annes to the fishing town of Fleetwood with its popular Freeport shopping village. Only a short drive away is the breath-taking beauty of the Lake District, The Ribble Valley and the Forest of Bowland.

When you're done exploring, you can come back to the comfort of your very own holiday home!

- Blackpool Zoo
- Blackpool Tower
- Blackpool Sealife Centre
- Blackpool Pleasure Beach
- Sandcastle Water Park
- Fleetwood & Freeport Shopping Village
- The Lake District National Park



Facilities

Our excellent facilities offer everything you need for an easy-living lifestyle.

- Award-winning Spa featuring ELEMIS & NEOM products
- Village 'SPAR' shop with groceries & gifts
- Activate Sports Store & Galt Analysis
- Traditional Laundrette
- Hair Studio
- Adult pool with sauna, steam room & hot tub
- New family leisure pool with slides & splash areas
- Crèche facilities

Your home from home...

We can now offer finance over 10 years!

Call 0800 107 0093 or visit ribbyhall.co.uk/holiday-homes

Choose the home that's right for you

Our holiday homes have modern interiors, spacious living areas, luxury bathrooms, stylish dining rooms, outside decking and ample storage throughout.

You have everything you need for comfortable living right here at Ribby Hall Village.

If you like what you see, we have a wide range of holiday homes available. Choose from a range of static homes and lodges on our website or pop into the Sales Office.

Static Caravans:

- Ribby Owned & Private Sales
- Prices from £25,000
- 20 year licence on new models
- 2 and 3 bedrooms
- LPG and mains gas
- Silver Health Club membership
- Finance packages available
- 12 month warranty on all new purchases of Ribby stock

Lodges:

- Ribby Owned & Private Sales
- Prices from £120,000
- 50 year licence on new models
- 2 and 3 bedrooms
- LPG and mains gas
- Silver & gold membership
- Finance packages available
- 12 month warranty on all new purchases of Ribby stock



*Your haven of comfort, space and style. A place for family.
A place to entertain. A place for peace. A place you instantly belong.*

Exclusively yours



Your escape...

Ownership

If you're looking for an ideal escape from the stresses of everyday life, then owning a Holiday Home at Ribby Hall Village is the perfect choice. With a range of charming static homes and luxury lodges, both new and pre-owned, there's something to suit all.

Our homes are non-residential and do not allow sub-letting, which means you can be part of a comfortable, secure community.

Benefits:

- Owner privilege card
- Discounts at selected Village outlets
- Special discounts at our award-winning Spa Hotel
- Discounted tickets to local attractions
- Exclusive owner's annual party
- 24 hour gate security and CCTV
- Dedicated team to look after your every need
- Fully managed sales capability should you wish to sell or upgrade your holiday home

As an owner you can enjoy:

- Unlimited use of our NEW leisure pool with interactive slides, hot tubs, water features, sauna and steam room
- Unlimited use of our adult 25m swimming pool with steam room, hot tub and pool side loungers
- FREE outdoor adventure playground
- FREE family and over 18's entertainment
- FREE aqua aerobics classes
- FREE fishing (*rod license required separately*)
- FREE indoor soft play area
- FREE Wi-Fi

*Long
Season*

Facilities available
to owners all
year round



Your steps to ownership...

1

Find the perfect escape

Things to consider:

- What facilities are there?
- How long is it open?
- How far is the journey?
- How long can I stay there?
- Can my friends visit?
- Is my dog allowed?
- Do you have security?

2

Evaluate the running costs

Things to consider:

- What are the ongoing yearly running costs of my holiday home?
- How much are the licence fees?
- How and when do I pay for these?

3

Find the ideal holiday home

Things to consider:

- How many bedrooms are there?
- Is there heating?
- Can it cater for my needs?
- Does it have insulation / double glazing?
- Is there an alarm?
- What do holiday homes cost?
- What is included in the cost?
- What are my payment options?

4

Choose the idyllic location

Things to consider:

- Is it quiet?
- Is it close to the facilities?
- Can I have a veranda / ramp?
- How long will it take to site my holiday home?

If you would like to know more contact our Sales Team who will be more than happy to help
t: 0800 107 0093
e: salesenquiries@ribbyhall.co.uk

Yours to own...

We hope we have given you a flavour of what Ribby Hall Village has to offer but we strongly recommend a visit to The Village for a full show around.

GUEST INFORMATION

- Holiday Guest Reception
- Security/Lost and Found
- Refuse & Recycling
- Cash Machine
- SPAR Shop
- Activate Sports Store
- The Wellness Suite
- Electric Car Charing Point
- Picnic Area
- Fishing (Charge applies to certain ponds, please ask Guest Reception for details)
- Laundrette
- Hair Studio
- Wedding Venue
- General Toilets
- Disabled Facilities
- Baby Changing Facilities

ACTIVITIES

- 1 Family Leisure Pool
- 2 Adult Swimming Pool
- 3 Indoor Soft Play Area
- 4 Badminton/Squash/Laser Tag
- 5 Wild Discovery
- 6 Adventure Playground
- 7 Fitness Gym
- 8 Spinning Studio/Fitness Studios
- 9 Hole Par 3 Golf Course
- 10 Segway Rally Experience (Register at Health Club Reception)
- 11 Bowling Green
- 12 The Woodland Trail
- 13 Tennis Courts
- 14 Boat & Bike Hire
- 15 Climbing Wall
- 16 Mini Golf
- 17 Archery
- 18 Aqua Thermal Journey (Adults Only)
- 19 Activity Hub & Soft Play Area

EATERIES

- 1 The Bar & Grill
- 2 The Tapas Bar & Restaurant
- 3 The Tea Room
- 4 Papa John's Pizza Store and Takeaway
- 5 Starbucks
- 6 Harrison's Bar and Beer Garden (Adults Only Venue)
- 7 The Island Club House
- 8 The Lounge Bar (Adults Only Venue)
- 9 The Brasserie & The Orangery (Adults Only Venue)

To book your show around with our Sales Team please call us FREE on **0800 107 0093** (lines are open 7 days a week until 5pm).

Alternatively email us at: salesenquiries@ribbyhall.co.uk

For more information visit: ribbyhall.co.uk/holiday-homes

Find us:

