



SALTMORE COLLECTION

Luxury holiday villas, cottages and lodges, nestled between
the wild North Sea and heather-draped moors.



hendersons.
estate agents


Galliard
Homes

O'SHEA

A TRANQUIL RETREAT IN THE HEART OF SANDSEND, NORTH YORKSHIRE

Nestled along the rugged coastline of the charming village of Sandsend is often described as a hidden gem by the sea. With its sandy shores stretching out against the backdrop of rolling hills, moorland, and ancient woodlands, Sandsend is a picture-perfect setting for seaside strolls and outdoor adventures.

Just a stone's throw away from the bustling town of Whitby, the quaint village has long been a favourite destination for those seeking a quiet escape amidst stunning landscapes.

Now, with the introduction of Saltmoore Collection, the area is set to welcome an exciting new chapter of luxury holiday homes. Representing a new era of holiday homes, Saltmoore Collection has been carefully designed to blend seamlessly with the traditional aesthetic of the local landscape.





THE CHARMS OF WHITBY AND BEYOND

Just a short drive from Sandsend, you will find the town of Whitby with its historic port and fascinating past. Famous for its gothic ruins, including the iconic Whitby Abbey, the town has inspired legends and literature alike—most notably as the setting for Bram Stoker's 'Dracula'. Whitby is also renowned for its maritime heritage, particularly its connection to Captain James Cook, who began his seafaring career there. Visitors flock to Whitby to explore its cobbled streets, indulge in fresh seafood, and experience the charm of a traditional fishing town.

Whitby's reputation as a tourist hub adds immense value to Saltmoore Collection, offering the best of both worlds - proximity to a lively historic town and an escape to the tranquillity of Sandsend's countryside.

SALTMOORE

A LIFESTYLE LIKE NO OTHER

Saltmoore Collection presents an opportunity for discerning buyers to own a slice of North Yorkshire's most coveted new development on this popular coastline. With its proximity to the historic allure of Whitby, the unspoiled beaches of Sandsend, and the sweeping vistas of the moors, these holiday homes provide a rare blend of elegance, comfort, and timeless charm.

Whether as a weekend getaway, a holiday retreat, or a long-term investment, Saltmoore Collection is a remarkable addition to the Sandsend landscape - a place where coastal beauty and rural peace come together in perfect harmony.

Experience the pinnacle of luxury living within the vast 85-acre estate of Saltmoore, where our first phase of exclusive holiday villas, cottages and lodges awaits. These premium holiday homes offer unrivalled doorstep access to Saltmoore, a luxury hotel cradled by the wonders of nature. The wellness-led sanctuary is home to beautiful interiors, a state-of-the-art spa, and incredible dining experiences curated by Head Chef, Adam Maddock in collaboration with one of the UK's most innovative restaurateurs and Michelin-starred Consulting Chef, Tommy Banks.





The hotel has undergone a £10 million refurbishment by O'Shea Group and Galliard Homes as part of a grand £100 million estate redevelopment, which includes a limited selection of luxury holiday homes, an artisan village and a lakeside spa trail.

Renowned for its commitment to sustainability, the hotel has earned prestigious accolades, including 'Most Sustainable Hotel' at The Cateys 2021, and a shortlist for 'Best Sustainable Achievement' at the 2022 Boutique Hotelier Awards. At the heart of Saltmoore's eco conscious ethos is the estate's flourishing kitchen garden which provides fresh, organic ingredients to the hotel's gourmet restaurants.

Discover more by visiting saltmoore.co.uk



A UNIQUE AND EXCLUSIVE OPPORTUNITY

THE SALTMORE COLLECTION

These new homes at Saltmoore are more than just holiday homes; they are an invitation to experience a unique lifestyle that cannot be found elsewhere in the area. Each holiday home has been thoughtfully designed to reflect the timeless charm of Sandsend, with elegant interiors that seamlessly merge contemporary luxury with traditional coastal architecture.

The open-plan layouts feature modern kitchens and spacious living areas, while the bedrooms offer a private retreat, complete with stunning views of the surrounding countryside.

For those seeking something truly special, a select few cottages come with winter gardens that overlook the lush woodland valley, ideal for enjoying nature year-round, and the villas enjoy secluded private courtyards.





One of the standout features of Saltmoore Collection is its firm commitment to outdoor living. Every holiday home includes a generous terrace, perfect for alfresco dining while soaking in the serene vistas of the sea or nearby valley. The development has been carefully positioned to offer some of the most picturesque views in Sandsend, making it a true haven for nature lovers.

What sets this development apart is the unparalleled combination of location, design, and exclusivity. In a region known for its natural beauty, opportunities to own such carefully crafted holiday homes with modern amenities are few and far between. Moreover, each property includes private parking, ensuring that visitors alike can enjoy the convenience of easy access, something that can often be a luxury in such a popular destination.

THE VILLAS

Indulge in luxury living with the coastal villas, an exquisite trio of glass-fronted homes located in Yorkshire's most coveted seaside destination. These stunning properties offer uninterrupted views of the picturesque Sandsend beach and its rolling waves.

TAILORED INTERIORS:

Each villa features a bespoke kitchen crafted by top interior designers and architects. Custom-built cupboards and curated loose furniture, inspired by the Sea/Moors theme, add a personal touch.

EXPANSIVE LIVING SPACES

The open-plan kitchen and living areas are flooded with natural light thanks to floor-to-ceiling windows that frame breathtaking views. Each villa includes two or three bedrooms, with the primary suite offering a luxurious en-suite, a spacious bathroom, and ample outdoor terrace space.

OUTDOOR LIVING

Enjoy the best of the seaside with private front terraces and secluded rear courtyards, perfect for soaking in the coastal ambiance. Saltmoore House's luxury amenities are just a short walk away.

Each villa comes with private parking. Step outside, breathe in the fresh sea air, and unwind—you've found your perfect coastal escape.

TYPICAL VILLA FLOORPLAN:



VILLA SPECIFICATION:

- Expansive private terraces with elevated coastal views
- Secluded courtyard gardens
- Private external storage
- Sliding doors onto terraces
- Air source heat pumps with underfloor heating throughout
- En-suite shower rooms with double sinks
- Island unit in the kitchen/ dining areas
- Quartz stone kitchen worktops
- Smeg appliances including washer/dryer
- Impervia oak flooring to living areas
- Carpets to bedrooms



THE LODGES

Experience exceptional living at the Lodges, located at the entrance to Saltmoore, these stunning holiday homes combine traditional craftsmanship with modern materials to create a contemporary design that stands out on the Yorkshire Coast.

INSPIRED DESIGN

Created by renowned designer, Holder Mathias Architects, in collaboration with leading interior designers, the lodges draw inspiration from their natural surroundings, reflecting the soft blue tones of beach pebbles and the muted grey-green of dune grasses.

SEAMLESS INDOOR-OUTDOOR LIVING

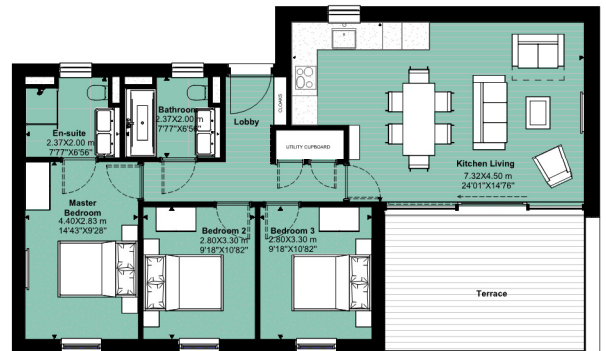
Expansive, open-plan kitchens with floor-to-ceiling windows and sliding glass doors lead to a large private front terraces, creating a harmonious blend of indoor and outdoor living spaces.

Each lodge includes private parking and is perched in an elevated location, offering stunning views of the rolling countryside and the sea.

OUTDOOR LIVING

Enjoy the best of the seaside with private front terraces and secluded rear courtyards, perfect for soaking in the coastal ambiance. Saltmoore House's luxury amenities are just a short walk away.

TYPICAL LODGE FLOORPLAN:



LODGE SPECIFICATION:

- Expansive private terraces with elevated coastal views
- Sliding doors onto terraces
- Air source heat pumps with underfloor heating throughout
- En-suite shower rooms to master bedrooms
- Quartz stone kitchen worktops
- Smeg appliances including washer/dryer
- Impervia oak flooring to living areas
- Carpets to bedroom





THE ESTATE PLAN



ABOUT THE DEVELOPER:

The Saltmoore Estate is owned by a 50:50 joint venture between esteemed developers, Galliard Homes and O'Shea Group (details below). Galliard and O'Shea have delivered over 13,500 units in joint venture over the last 10 years (examples below).

Founded in 1992 and led by Chairman and CEO, Stephen Conway, Galliard is one of London's largest developers. Over its 30-year history the group has evolved from its residential property origins to become a leading authority and expert in large mixed-use developments.



The group has a development portfolio worth over £4.2bn, including 6,000 homes, with some 1,200 homes currently being marketed for sale and 1.1 million sq.ft. of consented commercial space. A strategic aim of the group is to engage with the communities within which it works in, promoting employability, educational advancements, charitable giving, a strong local economy and environmental sustainability.

Founded in 1966, O'Shea Group has over 55 years' experience within the construction and development sector. Since its inception the company has uniquely positioned itself as a residential led investor, developer and main contractor being involved in a current development pipeline valued at over £2 billion.



The company's vision for long term success is centred around partnership with its supply chain, development partners, and funders alike - many of which it has worked with for over 25 years. A four-year running Top Track 250 company, O'Shea continues to grow while boasting industry beating profitability and balance sheet strength.



**BALTIMORE TOWER,
CANARY WHARF**

No. Units	330
Practical Completion	2017
GDV	£439m

Winner of the prestigious 'Best Residential High-Rise Architecture' award, Baltimore Tower reaches to an impressive 450 ft. and 56 storeys above the iconic skyline of Canary Wharf. The majestic design by internationally renowned architects S.O.M. features glazed outer rings that subtly shift at each level. This distinctive design element creates a visually striking twist to the structure and has become a notable and iconic landmark within the London skyline.



**SHIPLAKE MEADOWS,
HENLEY-ON-THAMES**

No. Units	65
Practical Completion	2024
GDV	£57m

Situated less than two miles from Henley-on-Thames, Shiplake Meadows has delivered a community-orientated retirement village with best-in-class service providers and highly-specified apartments, penthouses and cottages.



**WICKSIDE,
HACKNEY**

No. Units	475
Practical Completion	2026
GDV	£260m

Wickside is a brand new seven-acre canal-side neighborhood in Hackney Wick, East London, featuring homes with modern interiors and industrial-chic design, alongside creative studios, an art gallery, shops, eateries, that celebrate the area's artistic and industrial heritage.

LEGAL STRUCTURE:

To maximise tax efficiencies, freehold plots for each of the holiday homes have been transferred into limited company Special Purpose Vehicles (SPVs) and Construction Agreements put in place between the SPVs and Developer whereby the SPV pays for construction works through a single payment upon completion of the works.

This means the plots can be acquired through share purchases – so the only tax payable is Stamp Duty Reserve Tax (SDRT) at 0.5% on the share purchase price – with the construction works paid through a single payment upon completion. No Stamp Duty or VAT is payable for construction services, meaning taxes as a proportion of the total Purchase Price should be less than 0.1%.

Additionally, holding the holiday homes within a limited company structure allows owners to benefit from full finance cost tax relief going forward – protecting them from changes to Furnished Holiday Let (FHL) tax rules that apply from April 2025.

As the use of the holiday homes is restricted to visitor and cannot be used as a sole or main residence, the properties will be subject to business rates rather than council tax, avoiding the local surcharge on second homes.

- The freehold titles for the plots include the following key provisions:
- The right to park a motor vehicle in an allocated space close to the property
- Rights to enjoy the 80-acre wooded estate and communal refuse areas
- Estate Charges payable towards sitewide managed services (see next page)
- Use as 'holiday homes' to be managed by the Estate unless agreed otherwise
- Owners to arrange their own buildings insurance

These provisions will ensure a sustainable and well-managed Estate, for the collective benefit of the holiday home owners, guests, and businesses alike.

SERVICES AND CHARGES:

To ensure the successful management of the Estate, the following services and charges are proposed:

LETTING AND PROPERTY MANAGEMENT:

- Reservation handling
- Payment processing
- Account management
- Guest communication
- Marketing and advertisement
- Cleaning and changeover logistics
- Organising repairs and maintenance

The Letting and Property Management Fee is to be calculated as 10% of booking revenue.

ESTATE CHARGE:

- Site health and safety
- Road repairs
- Road maintenance and gritting services
- Grounds maintenance and landscaping
- Estate lighting
- Surveys and audits
- Signage and fencing
- General estate repairs and maintenance
- Management fee

The Estate Charge is estimated to be £723-1,677pa in the first year, reducing over time as future phases of development are completed on the Estate.

FURNITURE PACKS:

Timeless furniture packs have been curated by leading interior designer, SAPIN Studios, with two distinct palettes available – the first being a ‘Moors’ theme inspired by the surrounding North York Moors, and the second a ‘Sea’ theme, reflecting the rugged coastal setting. Further details are available upon request.

SALTMOORE
COLLECTION



**YOUR LUXURY HOLIDAY
RETREAT AWAITS**

saltmoore-collection.co.uk

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