



RACECOURSE
MARINA & LODGES
WINDSOR

THE LODGE COLLECTIVE



AFFORDABLE LUXURY. FLEXIBLE USE. PRIME LOCATION.



LUXURY LODGE OWNERSHIP, MADE SMARTER

Welcome to a new way to own a premium riverside retreat. At Windsor Racecourse Marina, we're offering 4 equal co-ownership shares in our luxury lodge development — giving you the benefits of second home ownership without the full-time costs or responsibilities.

For just £150,000 per 25% share, you'll enjoy 13 exclusive weeks each year in your fully furnished, professionally managed waterfront lodge — designed for effortless enjoyment from the moment you arrive.

FINANCING AVAILABLE UP TO 75% OF THE SHARE PRICE*

And with world-famous attractions just moments away — including Windsor Castle, LEGOLAND Windsor, and Windsor Great Park — your time here can be as relaxed or adventure-filled as you choose.

*Finance is available through a third-party provider and is subject to status and approval. Terms and conditions apply. Applicants must meet eligibility criteria. Written quotations available on request.





HOW IT WORKS

A FLEXIBLE, FAIR, AND FULLY MANAGED MODEL

TRUE OWNERSHIP

You're not renting time. You're investing in a quarter share of the property itself, held within a UK Limited Company. Your name is on the title, giving you real, deeded ownership.

13 WEEKS OF EXCLUSIVE USE

Each share entitles you to 13 weeks per year. A fair, rotating booking calendar ensures that every co-owner gets priority access during peak seasons over the course of a 4-year cycle.

FULLY MANAGED EXPERIENCE

Everything is taken care of: cleaning, maintenance, changeovers, and preparation. Just arrive, unwind, and enjoy. Professional housekeeping ensures your home is always pristine.

SPLIT THE COSTS

All running costs — including utilities, site fees, insurance, maintenance, and housekeeping — are shared equally between the co-owners. No surprises. No stress.

SELLING YOUR FRACTIONS

You're free to sell your share at any time, with first refusal offered to fellow owners. A commission will become due to the park operator at the point of sale.





FREQUENTLY ASKED QUESTIONS

IS THIS A TIMESHARE?

No. You own a 25% share of the property via a company structure - not just access to a time slot. This gives you both usage and equity.

CAN I RENT OUT MY WEEKS?

No. To protect the residential feel and exclusivity of the lodge community, shares are for **personal use only** - this is not an investment product.

WHAT DO RUNNING COSTS COVER?

Utilities, insurance, site fees, cleaning, repairs, linen, broadband, and management - all included and divided equally between owners. Transparent budgets reviewed annually.

WILL I MEET MY CO-OWNERS?

Only if you choose to.
Each owner's time is private and exclusive - you'll never share the lodge at the same time.

CAN I SELL MY SHARE?

Yes, you can sell at any time. We'll offer it first to other co-owners. You may also list with your own agent or through our sales team.

"THOUGHTFULLY DESIGNED FOR REST & RELAXATION"





WHY WINDSOR RACECOURSE MARINA?

- Prime Thames-side location next to the historic Windsor Racecourse
 - Easy access to London, the M4, and Heathrow
 - A secure, gated marina community with outstanding facilities
 - Riverside dining, walking trails, and boating on your doorstep
 - Lodges finished to exacting standards with generous terraces and views
- Excellent attractions on your doorstep, including Windsor Castle, LEGOLAND Windsor and Windsor Great Park





Live your second-home dream - without the full-time expense.

NEXT STEPS

INTERESTED IN FRACTIONAL OWNERSHIP AT WINDSOR RACECOURSE MARINA?

Call us: 01753 850501

Email: info@racecoursemarina.com

Website: racecoursemarina.com

PRIVATE TOURS AVAILABLE BY APPOINTMENT