Doncaster, Yorkshire, UK is ALIVE! The Tyram Lakes Hotel, Spa and Resort

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Since Rothgen Capital UK announced the launch of the latest funding round for The Tyram Lakes Hotel, Spa and Resort in Hatfield, near Doncaster in Yorkshire UK, Doncaster as an area has been attracting a significant amount of new attention, both domestic and internationally.

As well as Doncaster's undeniable horse racing heritage, it has a surprising amount to offer in other areas. This has recently been demonstrated by Amazon, IKEA, Tesco, Lidl, BMW, Asda et al who are all utilising the convenient geographical location for their large distribution centres, plus Doncaster's obvious proximity to significant transport and travel capabilities, including Doncaster Sheffield (formerly Robin Hood) airport. Amongst other news of note, the Yorkshire Wildlife Park has recently announced its £50M expansion which will potentially make it a top UK destination.

With so much international attention now focussing on the Doncaster area in general, can it be much wonder that property developers have started exploring possibilities in the region? With infrastructure improving weekly, and demonstrable confidence from some of the world's best known companies, the luxury property sector is finally also taking notice.

One of these sector members is Rothgen Capital's Tyram Lakes project, which uses cutting edge ecological and eco-friendly innovations as its basis, and is leading the field in this kind of development, thus of particular interest to energy focussed investors and the media alike. In the centre of the Humberside Peatlands, Hatfield Moor and the National Nature Reserve in South Yorkshire, plans are already approved for 325 luxury eco-lodges set on and around 65 acres of lakes adjacent to 100 acres of natural woodlands, plus the hotel and spa, constituting The Tyram Lakes Hotel, Spa and Resort.

There are two types of eco-lodges. About a third of the lodges (125) will be floating structures, and a further 200 will be set amid the vast woodlands. Available from two to four bedrooms versions, all lodges will blend into the landscape providing private hideaways with natural spaces all around. Lodge features include rooftop gardens fitted with solar panels, decking areas with sunken spa bath and a choice of classic or contemporary interiors.

In the centre of the resort will sit the planned boutique hotel by Den Architecture in association with Baca Architects, who are specialists in eco-friendly and amphibious projects. This unique hotel will offer 104 rooms, conference facilities, a fine dining restaurant with lakeside views, an indoor pool, leisure club, spa, gymnasium, and a picturesque wedding and party venue.

How did this happen?

Doncaster Metropolitan Borough Council approved the application to build the green resort in December 2016, commencing with the first phase of 50 eco-lodges.

The scheme comprises four phases of development:

- Phase1 – 50 Lakeside and floating lodges
- Phase2 – 104 Bedroom Hotel, Spa, and Leisure Centre
- Phase3 - 75 Lakeside and floating lodges
- Phase4 - 200 Woodland retreat lodges

.... and embraces the very latest science and technology to create a resort which is designed to function through environmentally accredited solutions that are energy efficient, all of which engage and sustain the local ecosystems.

"*The scale and ambitious nature of the plans will ensure the resort is one the most luxurious, fun and relaxing holiday destinations in Europe. This green development will be as sustainable as it's currently possible to build, and be exemplary case study for other developers*," says Baca Associate, Andrew Scrace.

Ecological solutions

Geyser Thermal Energy (GTE) has designed from scratch the heating and hot water system for the resort

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without a significant negative impact on the local ecology. Using the main lake as a heat source for the lodges, coupled with various (non-chemical) water filtration processes, energy consumption and the need for chemicals is vastly reduced.

This innovative renewable heating system coupled with highly efficient and ecologically sound water solutions leads also to minimal running costs and environmental impact for the development.

The Laws of Attraction

Funding rounds by property developers are executed in a number of ways ranging from loans, finance and bridging through to private capital, usually with ease for potential investors in mind. In its hallmark innovative fashion, Rothgen/Tyram Lakes have engaged the Accounting Worx Group, based in Reading UK (along with international presence), who have designed and implemented specific financial instruments for the project to enable investors to participate quickly and easily. These range from bonds through to larger private capital arrangements – all being very attractive for new participants.

The investment interest attracted by Tyram Lakes is not just from the Green and Eco sectors. The inherent design and sustainability factors have led to the world famous ARMANI fashion house /brand becoming involved with the design of a selection of exclusive lodges on the site. This means that The Tyram Lakes Resort & Spa is the first holiday resort inside the UK to have Armani participating in this way.

Natural England too have partnered with Tyram, who have a sizeable park neighbouring Tyram Lakes, and who also have given complimentary access for Tyram Lakes visitors, enabling yet more acres for hiking, trails, and exploration.

With all this happening then, it's no surprise that Hoseasons, the UK's largest park operator, are on board. They believe that Tyram could become a flagship park to sit within the Hoseasons Portfolio and have provided projected rental incomes and occupancy levels to back this up showing strong returns, thus providing evidential balance sheet background for those wishing to invest.

Finishing off this latest update, Rothgen and Tyram Lakes are pleased to announce the arrival of **Royal patronage** in the form of *Princess Alexandra Cantacuzene-**Speransky who will also be delighted to welcome new participants and investors to the project.***

So, Doncaster, Yorkshire, UK is ALIVE, and The Tyram Lakes Resort & Hotel is inviting investors to play along.....

For more information about the Tyram Lakes Resort & Spa, please visit http://www.tyramlakes.co.uk/

For information on Investor Relations, please go here > http://ty.investingwell.club/

For press information, or to arrange and interview with Tyram Lakes, please contact Sierra Kilo PR, James Harrington on skpr@sksoflondon.net , 0203 290 6001 or via http://sks-of-london.com

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Reference sites:

Tyram Lakes http://www.tyramlakes.co.uk/

Baca Architects http://www.baca.uk.com/

Den Architecture https://www.den.uk.com/

Geyser Energy http://www.geyserenergy.co.uk/

Armani Roca http://www.armaniroca.com/

Armani Casa http://www.armanicasa.com/

Hoseasons http://www.hoseasons.co.uk/

Natural England https://www.gov.uk/government/organisations/natural-england

Yorkshire Wildlife Park https://www.yorkshirewildlifepark.com/

Accounting Worx Group https://www.accountingworx-group.com/

Rothgen http://www.rothgen.com/

Rothgen Capital http://www.rothgencapital.com/

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