

# Seascape



**TRANQUILITY**

**PEACE**

**RELAXATION**



# Seascape



Seascape is a modern contemporary residence in an elevated beachside position which offers a 5 star gold bed and breakfast experience with 280 degree panoramic views of the sea across Laxey and Garwick. Situated on the east coast of the Isle of Man, the Lake District and Scottish borders can be seen on a clear day.

A perfect getaway destination for couples and families who wish to experience luxury surroundings, unrivalled views, peace and tranquillity. The ideal location for honeymoons, anniversaries, birthdays, valentines, new year and any other special occasion or even just a night away to relax and unwind.



Real 5\* accommodation on the Isle of Man is difficult to come by. This is why we feel our accommodation is unrivalled and offers true quality for those guests looking for something more than your typical hotel.

Surrounded by breath-taking scenery and some of the finest walking, cycling and climbing locations, this historic island offers a choice of activities and sporting events including the legendary TT motorbike races and rallying.

There are few places in the world that can offer the variety of cultural experiences, historic environments and natural landscapes to be found in such a small proximity. The property is roughly 5,500 square feet over 3 floors, has 3 terraces plus private balconies off each bedroom with underfloor heating throughout the house. A comms room and smart box controls all the relevant systems.

A large driveway with private access will easily accommodate 5/6 cars while the double garage gives enough room for storage if needed.

EAT

SLEEP

DRINK

RELAX

UNWIND

# Seascape

## Growth

The opportunity for growth and the potential for increased and additional revenue streams has been identified below:

The addition of more rooms – There is an area at the rear of the property with scope for extension or the addition of a separate building to house two penthouse style suites with uninterrupted 280 degree sea views. This will also present an option for a terrace on the roof of said building which could accommodate additional outdoor space with seating, bar area, outside dining, additional hot tubs etc None of this work would impact the existing space or have any negative impact on views from existing property.

Wedding Venue – The house already accommodates many guests pre and post wedding. We see an opportunity for a boutique, all inclusive wedding venue which could provide everything needed for guests looking to have an intimate, classy and memorable couple of days, while the photo opportunities are endless.

Day Spa – Even though we currently offer spa packages, they are limited. The option to include various other treatments and facilities do exist given the right investment and someone with a vision. The tranquil environment around the property lends itself to this type of experience. This will only extend the proposition for any of the above.



## Spa Breaks

Seascape Spa Breaks offer a tranquil way to soak up the Isle of Man. Exclusively for guests, our Spa is perfect to unwind, relax and indulge. Carefully crafted to amplify an atmosphere of relaxation and luxury intertwined. Encompassing a selection of experiences, relaxation areas, exclusive spa therapies, and outdoor Jacuzzi hot tub.

## Afternoon Tea

Created by a professional chef and served in the dining room or one of the terraces, enjoy sandwiches, cakes and treats together with soft drinks, champagne, prosecco, tea or coffee.

## Events

If you are looking to hold an event and need guest accommodation or just open space with a view, we can accommodate most options. Full use of kitchen and dining area as well as 3 terraces with a private hot tub. We can also provide catering if required.

## Private Parties

The property is ideal for private parties. Whether it's a small function or large, the house can be dressed accordingly. Birthdays, christenings, anniversaries, post wedding, pre wedding, charity do, school reunions, wine tasting and many more.

## Retreats

The popularity of retreats such as yoga, meditation, spiritual, fitness, detox – the list is endless. What better spot than this beautiful house and the surroundings it offers.

## Weddings

Our location and space both inside and out is ideal for small boutique style weddings. We can create as much or as little as you need ranging from catering, staffing, transfers, accommodation etc The opportunities are endless to create your special day and even honeymoon if required.

## Filming Location

The Isle of Man is well known as a go-to for filming. With the surroundings, infrastructure, travel links etc we are sure you will find everything you need on the island. The property lends itself to multiple occupants and will accommodate up to 10 guests

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## High Profile Guests

Celebrities, athletes, artists and any individual or group who are considered high profile can be accommodated within the house and will appreciate the privacy the property gives. With direct access to beaches, 3 terraces, private balconies, hot tub and in-house catering, all guests can be as secluded as they wish. The local village is a short walk away and boasts some exceptional cafes, restaurants, nature walks, beaches and various activities if required. For additional privacy all private transfers can be arranged along with food, drink and any other amenities guests require.

## Partners

Our partners consist of:

UK luxury holiday/travel agents

Isle of Man experience companies who offer various events or experiences such as kayaking, paddleboarding, wildlife excursions, nature walks, helicopter tours, spa days, water sports, TT tours, axe throwing, climbing walls, escape rooms, archery, clay pigeon shooting, bicycle hire and much more

Restaurants, bars and cafes

Car hire

Concierge and transfers

Security



## Travel links

The Isle of Man has various travel links to various parts of the UK. There are multiple flights to airports across the UK such as London, Bristol, Birmingham, Manchester, Liverpool and Scotland. There are also 2 ferries which travel twice a day from Liverpool and Lancaster. These ferries allow the passenger to bring a vehicle and have an abundance of amenities on board such as cabins, cafes, bar, executive/quiet lounges, shops and an outside deck. It will also accommodate pets and has disabled access.

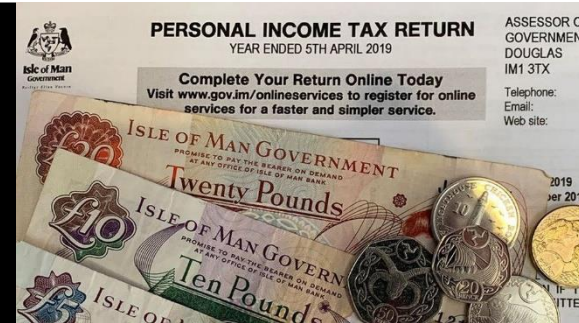
**SOMETHING FOR EVERYONE**







**22% individual  
higher rate tax  
HNW Tax caps**



**0% Corporate tax  
0% Capital Gains**

## Isle of Man Tax Regime – The advantages for both businesses and individuals

The Isle of Man is situated in the heart of the British Isles. The Island is an internally self-governing dependent territory of the British Crown. The taxation system in the Island is entirely separate from that of the UK, apart from Value Added Tax which is predominantly the same and charged largely in accordance with the same law that applies in the UK. The benefit of a completely separate tax system is that the Isle of Man can enjoy low income tax rates of 10% and 22% for individuals and a 0% rate of tax for companies on most income.

The tax advantages available to Isle of Man resident individuals and companies are summarised below.

### Individuals

The tax regime applicable to Isle of Man residents includes the following elements.

Irrevocable five year election to pay a fixed annual amount of £200,000 tax per person with effect from 6 April 2021 if you elect in 2020/21 (£400,000 for a married couple)

Tax free allowances for 2020/21 of £14,250 per person (£28,500 for married couples)

10% tax on first £6,500 of income above the personal allowance (£13,000 for married couples)

Top marginal rate of income tax of 22% (Effective from 6<sup>th</sup> April 2024)

No capital gains tax, inheritance tax or stamp duty

Tax relief for interest paid to an Isle of Man lender including mortgage interest, loan interest and overdraft interest up to a maximum of £5,000

### Companies

The tax regime applicable to Isle of Man companies includes the following elements.

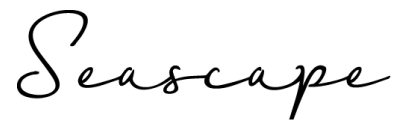
0% rate of income tax on most income

10% rate of income tax on banking business

10% rate of income tax on retail businesses with annual taxable profits of £500,000 or more

22% rate of income tax on income from Isle of Man land and property, e.g. rents/property development profits

No requirement to deduct withholding tax from most dividend and interest payments



## **Relocation Incentives**

There are various beneficial schemes and tax incentives that may be available to you should you decide to relocate to the Isle of Man. Some of these have been summarised below, but should you require further information about any of them or have any queries as to how they may apply to your personal circumstances, please contact a member of our tax team or email [relocation@kpmg.co.im](mailto:relocation@kpmg.co.im).

### **National Insurance Holiday Scheme**

The Isle of Man currently operates a National Insurance Holiday Scheme for certain new residents and students who return to work on the Island subject to certain qualifying conditions. The scheme commenced on 6 April 2019 and allows for a one-off refund of Class 1 National Insurance Contributions deducted in the first year, up to a maximum of £4,000. Full details are available in the Isle of Man Government's [Practice Note 207-19](#) and on the relevant application form at [R247 – Application for the National Insurance Holiday Scheme](#).

### **Employee Relocation Incentive**

The Employee Relocation Incentive provides a 20% grant of up to £10,000 towards the cost of relocating an employee to the Isle of Man. The Scheme is designed to encourage job growth and the import of skills from outside of the Isle of Man in certain sectors, where businesses have been unable to recruit locally. Eligible sectors include financial and professional services, specialist construction, manufacturing, digital and tourism and hospitality.

### **Special Treatment of Key Employees**

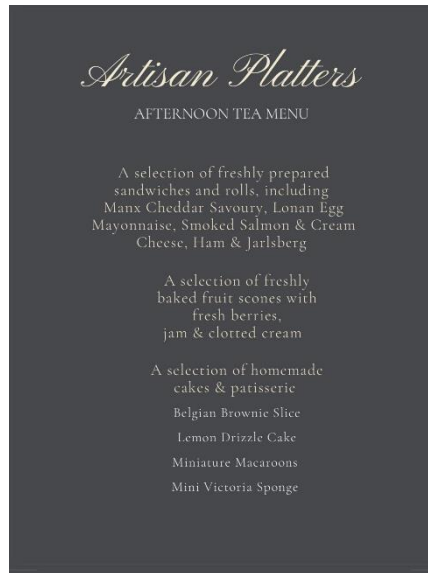
This key employee incentive is aimed at individuals who are or will be new residents and who are effectively essential to the implementation and the operation of new business in the Isle of Man, eg an entrepreneur setting up a new business himself or a key new employee that an existing business requires to move to the Island in order to expand or develop into a new area or market. The impact of this is that for the first 3 years from when the individual becomes Isle of Man resident, he or she will only have to pay Isle of Man tax on his or her remuneration from employment, benefits in kind and any rents received from Isle of Man property. This means that any other sources of Isle of Man income or income arising from outside the Island will not be chargeable to Isle of Man income tax. Please see the Isle of Man Government's [Practice note 210-20](#) for more detail in this regard.

### **Tax cap election**

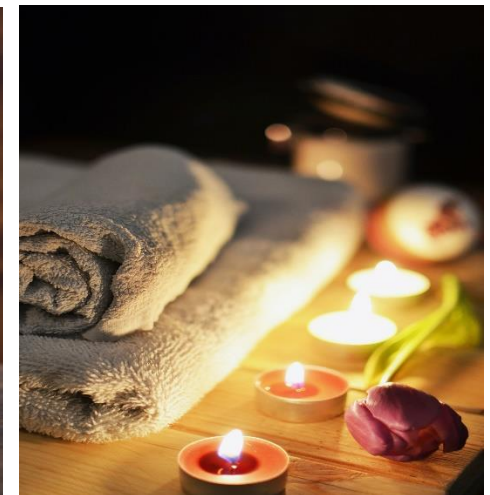
It may be possible to elect for your tax liability to be capped to a fixed amount and which can therefore provide certainty of tax to be paid for five years (or an optional longer period of 10 years) irrespective of your taxable income. For elections made prior to 6 April 2021 the tax cap is £200,000 per annum (or £400,000 for those jointly assessed). If an election is not made, all income is taxed at the standard rates up to a maximum of 20% for the tax year 2020/21.

# Seascope

Catering Services – We pride ourselves on offering the best food platters, chocolate strawberries, afternoon teas, package deals and breakfasts.



Massage & Relaxation Treatments – Our freelance therapists provide a range of treatments and services for guests to relax and unwind in a comfortable and tranquil space.







## Tourism Sector - Visit Isle of Man Strategic Plan 2020 - 2023

The Visit Isle of Man Strategic Plan to 2023 outlines the agency's ambitions of attracting 340,000 visitors per annum to the Island by 2023, which in turn will bring visitor spending of £159 million into the Visitor Economy whilst more than 3,500 jobs will be underpinned by the sector.

Whilst building on the Isle of Man's UNESCO Biosphere status and drive for sustainable tourism, the strategy sets out six core aims to ensure the targeted promotion and consistent development of the sector: visitor experience, partnerships, product and event innovation, promotion and marketing, policy development and enhanced research and measurement.

See the full strategy plan here

[https://isleofman.nmdemo.net/dbimgs/1630%20Visit%20IoM%20Strategy%20A4%20JAN20-WEB\(2\).pdf](https://isleofman.nmdemo.net/dbimgs/1630%20Visit%20IoM%20Strategy%20A4%20JAN20-WEB(2).pdf)

## THE ISLE OF MAN TT RACES

The ultimate 'must see it' event for motorsport fans

The Isle of Man TT is the ultimate 'must see it' event for motorsport fans across the globe. Every May and June the Isle of Man, a tiny country between England and Ireland, turns into motorcycle nirvana as the world's greatest road racers gather to test themselves against the incredible 'Mountain Course' - a 37.73 mile beast of a course carved out of the island's public roads. For over 100 years the Mountain's siren call has drawn fans and riders to experience the unique atmosphere of the Isle of Man TT Festival. The Isle of Man TT (Tourist Trophy) is well known amongst locals and travellers globally. The competitors who compete in this breath-taking motorcycle race are held in such high regard by fans all over the world. The event is held every year in June for two weeks and brings over 70,000 people to the island which has a huge impact on the hospitality sector. The event is also televised worldwide and has been running for over 100 years. It has something for everyone and has a festival feel. <https://www.iomtt.com/>

