

# FOR SALE

## ROCKLANDS LODGES

WRELTON, PICKERING, YO18 8HE

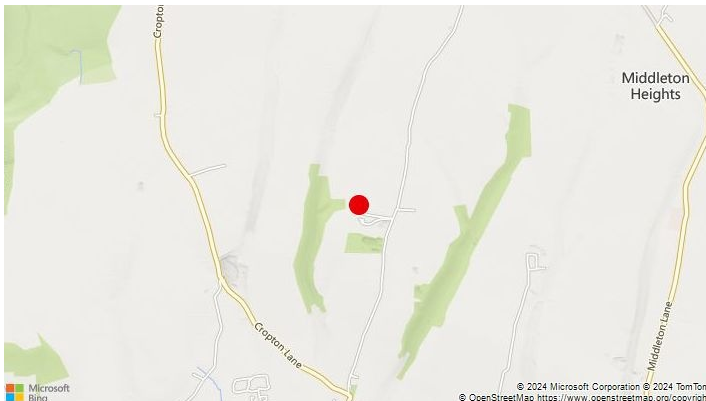
BARRY  
CRUX & co

## Hotel/B&B

Price - £2,500,000

### Property Features

- Self-Contained Holiday Lodge Park
- Fantastic location in the North Yorkshire Moors National Park
- 16 Wooden Cladded Detached Lodges with Hot Tubs and Parking
- Large 4-Bedrooms Detached Owner's Accommodation
- Well Maintained Landscaped Grounds
- Self Sufficient Bio-Mass Heating System and Water Bore Hole



Enquiries

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## Location

Located close to the village of Wrelton and in the North Yorkshire Moors National Park. Rocklands Lodges is easily accessed from the nearby A170 main road between Thirsk and Scarborough. The market town of Pickering is approx. 9 miles to the South-East and York 29 miles to the South-West.

## Description

A self-contained lodge park with 16 wooden clad detached lodges in landscaped grounds. There is a well proportioned 4-bedroom detached 2 story brick built pitched roof house with ample private garden.

All 16 lodges are single-story construction under pitched roofs. Additionally, they include their own individual parking spaces, hot tubs, external decked areas of varying size, central heating and double glazing.

### Planning

The premises are within the North Yorkshire Moors National Park. We are advised that there is a covenant on the private residence stating that it must remain as part of the lodge development and cannot be separated for purely private residential use unrelated to the lodges.

## Accommodation

A variety of different lodges are available, some with 2-bedrooms. All 16 of the lodges feature open plan living space combining lounge, dining area, kitchen with range of fitted units and appliances and sleeping areas, as well as a bathroom with three-piece suite.

### Private Accommodation

Ground Floor  
Entrance Lobby  
Office/Park Reception  
Kitchen  
Breakfast Room with French doors leading to the outside terrace.  
Utility Room.  
Downstairs W/C  
Bedroom 1 with ensuite wet room and heated towel rail.  
Dining Room with door out onto outside terrace.  
Lounge  
Study  
Conservatory with patio doors to the garden.  
First Floor  
Landing  
Bedroom 2 with door to small balcony.  
Bedroom 3 with fitted wardrobes.  
Bedroom 4 with fitted wardrobes and half tiled ensuite shower room.  
Bathroom

### Detached Out Buildings -

Double Garage - Now used as a laundry room.  
Cleaners Room  
Ground floor lobby - With Stairs to the first-floor studio apartment.  
Shower room  
First Floor Studio Apartment - with small kitchenette

### External Areas -

Private landscaped garden to the rear of the private residence.  
Small Private Compound - With shed/workshop area and portacabin for storage.  
On Site Shop - Unmanned with honesty box.  
Communal Parking - In addition to the lodge parking and including an EV charging point.  
Biomass boiler located in a former shipping container which provides power to the lodges and is subject to Ofgem subsidy with 10 years remaining. Two water tanks drawn from nearby bore holes.





## Services

We are advised that the property is connected to mains electricity and drainage with water drain from the aforementioned bore holes and power to the lodges from the Biomass boiler and from LPG tanks for the private residence.

## Trade and Business

Our client has owned the lodges for 22 years and are now looking to retire. They have built a successful business drawing a large number of repeat customers. They market the lodges directly and via bookings.com. This business shows healthy levels of turnover and profits. Full accounting information will be provided to interested parties after viewing the premises.

<https://www.rocklandslodges.co.uk/>

## Business Rates

RATEABLE VALUE	RATES PAYABLE
£40,500	£20,209.50

This information has been provided by the valuation office and is provided for information purposes only.

## Value Added Tax

VAT may be charged at the prevailing rate.

## EPC Rating

An EPC has been commissioned and will be available in due course.

