

FOR SALE



Dukes Place Courtyard Harrogate, North Yorkshire, HG3 3JY

- Extending to 11.2 acres (4.5 hectares)
- 6 well presented holiday cottages
- Impressive Georgian house including 3 B&B bedrooms
- Includes 11 stables and 2 letting caravans

Guide Price £1.3m

CONTACT US

Viewing is strictly by prior appointment with Colliers International through:

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The property is situated in the heart of Nidderdale, just a few minutes drive from the ever popular spa town of Harrogate.

The property provides a stunning private residence combined with a successful holiday letting business in the form of six holiday cottages, three bed & breakfast rooms and two letting caravans.

The cottages, known as "The Courtyard" provide well-presented holiday accommodation and have been charmingly converted from the main house's original stables, granary and outbuildings.

The main house ("Dukes Place") provides fantastic owners accommodation and presently accommodates B&B guests in three en-suite double bedrooms.

The property and business are offered for sale due to retirement.

The property benefits from a magnificent rural setting providing both a relaxing environment and easy access to the attractions of Harrogate.

The additional land forming part of the property, including the Alpaca enclosure, provides extensive amenity and recreation space for the owners and guests alike.

Many customers elect to take advantage of DIY livery stables at the property and the recent development (by a third party) of a new equestrian centre on adjacent land will only enhance the appeal of Dukes Place to visitors.

LOCATION

The property is located just off Fountains Abbey Road on the outskirts of the tranquil village of Bishop Thornton. The property is accessed from the B6165 Harrogate to Pateley Bridge road and located in the heart of Nidderdale; one of the most famous areas of the Yorkshire Dales.

The Nidderdale area is steeped in heritage with outstanding historical attractions such as the world heritage site of Fountains Abbey and Studley Royal Deer Park and Ripley Castle - both of which are less than 5 minutes' drive away from the property. Many more notable attractions can be easily reached from the property, including Brimham Rocks, Ripon Cathedral, How Stean Gorge, Stump Cross Caverns and the famous Black Sheep Brewery.

Customers who enjoy outdoor pursuits are also well catered for here, with the Yorkshire Moors on the doorstep, offering excellent walking, climbing, golf, horse riding and much more.

Local amenities are plentiful in Harrogate which contains a multitude of high quality shops, restaurants, bars and cafes. For a more relaxed environment, the towns of Knaresborough, Ripon and Pateley Bridge and all within 20 minutes drive and offer a wide range of quaint tourist attractions and amenities.

The spa town of Harrogate is located 5 miles to the south and Ripon is located approximately 7 miles to the north. The larger cities of Leeds and York are located within 30 miles to the south and east respectively.

THE PROPERTY

The main residence and linked outbuildings are of stone construction with pitched tiled roof coverings, all set within beautiful gardens and grounds with an idyllic courtyard.

Main House - B&B Bedrooms & Guest Areas The main house provides 3 well appointed en-suite B&B bedrooms. Each room has a double bed and provides guests with stunning views over rolling countryside.

Guests are served breakfast in a large traditional dining room and also have exclusive use of a cosy sitting room with fireplace providing an ideal place to relax.

Main House - Owner's Accommodation The remainder of the main residence is used as owner's accommodation and comprises the following:

Ground floor - spacious lounge area with log burner, 2 adjoining rooms currently used as offices with fantastic views over the grounds. A large, fully equipped kitchen which overlooks the courtyard and includes a dining area is also located on the ground floor.

First floor - an impressive dual aspect double bedroom with storage and large bathroom.

Holiday Cottages Each cottage has been excellently converted from the original outbuildings of the property and used for short term holiday hire.

In summary, the cottages provide the following accommodation :



2 x 1 bedroom cottages
3 x 2 bedroom cottages
1 x 3 bedroom cottage

Each cottage includes a lounge area and kitchen.

Ample parking is provided on the premises and a small woodland garden and childrens log cabin playhouse is located close by.

Static Caravans Two static caravans are used for short term lets/holiday. Both pitches are fully serviced (connection to water, electricity and sewerage).

Land and Stables The property extends to 11.2 acres (4.5 hectares), most of which is garden / grassland.

The property also includes 11 stables (7 within the courtyard and 4 located within a purpose built steel framed building to the rear of the house which also serves as an extensive storage shed/workshop).

TARIFFS 2012

B&B Tariff £85 per room per night for a one night stay (tariff reduced for longer stays)

£60 per room per night - single occupancy

Holiday Cottage Tariff Weekly charges as follows:

1 bedroom ranges from: £345 (high) - £260 (low)

2 bedroom ranges from: £495 (high) - £265 (low)

3 bedroom ranges from: £490 (high) - £405 (low)

Static Caravan Tariff £125 per week/£500 pcm for mid term lets.

BUSINESS

It should be noted that the vendors do NOT use a letting agent and we are of the opinion that occupancy could be significantly increased if a specialist were appointed.

Copies of the last 2 years Trading Accounts can be provided to seriously interested parties following viewing.

In addition, the vendors field numerous enquires for weddings at the premises and are hosting their first 2 wedding sin May 2012. We are of the opinion that letting the premises for weddings (and wedding party guests) represents a substantial business growth opportunity.

PLANNING & SITE LICENCE

Planning permission has been granted to convert the stables known as "The Mistal" into a 1 bedroom holiday cottage. Development of this conversion must start on or before 8th August 2014.

We are also informed that the current owner was granted permission to operate a Certified Location Caravan Club site (ie 5 touring caravan pitches).

SERVICES

The property is served with mains electricity and water. Drainage is provided by 3 septic tanks.

PRICE

Guide Price - £1.3m for the freehold property and business as a going concern.

FINANCE

Colliers International is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Fountains Abbey Road, Bishop Thornton, Harrogate, North Yorkshire, HG3 3JY



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Energy Performance Certificate

Non-Domestic Building

 HM Government

INCLUDES 6X HOLIDAY COTTAGES

Dukes Place Farm

Bishop Thornton

HARROGATE

HG3 3JY

Certificate Reference Number:

9764-3047-0029-0001-7391

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **115**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	563
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	164.71

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

112 If typical of the existing stock