

The Fox & Hounds

 Brook Lane, Ainthorpe,
North Yorkshire, YO21 2LD

Freehold Price: £1,350,000





Key Investment Highlights

- 4* Country inn, dating back to 1555, in excellent decorative order with many historic features preserved
- Stunning National park location
- Busy restaurant and bar with 113 covers
- 10 en-suite letting rooms. All fully refurbished in January 2024
- Four glamping pods, with bespoke shower building
- Car parking for 50 vehicles
- Highly profitable business with average adjusted net profits c. £250,000
- Full management team with private two-bed staff accommodation
- Accessible from Whitby, York and Helmsley
- Set in three acres
- Large beer garden with bespoke children's play area
- **Huge opportunity for capital expansion. See page 9 for more detail**

Description

Dating back to 1555, The Fox & Hounds at Ainthorpe is a traditional country inn set in the heart of the North York Moors. Offering 10 comfortable en-suite bedrooms, a popular bar and restaurant with 113 covers plus spacious outdoor seating, as well as doorstep access to local footpaths, national trails, bridleways and cycle routes.

The characterful building boasts historic features such as open fireplaces, beams, flagstones, restored parquet flooring and ornate tiles. Outside, there is a large range of out-buildings, all in good structural condition, parking for 50 cars with infrastructure in place for EV charging and designated cycle parking.

There are 4 camping pods in situ, with a bespoke amenity building and Full Planning Consent for a further 8 pods.

Fixtures & Fittings

We are advised that all trade fixtures, fittings & equipment are owned outright and not subject to and lease/hire purchase agreements and are included in the sale.

A full inventory can be provided on request.



Location

The property is located inside The North York Moors National Park with a picturesque setting, offering expansive and dramatic parkland views. It is less than 10 miles from Whitby and the Yorkshire Coast. Other local tourist hotspots are:

- Saltburn-by-Sea & Runswick Bay (8 miles)
- Robin Hood's Bay & Helmsley (15 miles)
- Scarborough (20 miles)

Danby Castle is an internationally renowned events venue just 1 mile from The Fox & Hounds, Ainthorpe. Proximity to Danby Castle drives very high room occupancy rates all year round without reliance on online travel agents or direct marketing.

Despite its stunning rural location, The Fox & Hounds retains excellent transport links:

- A171 (5 minutes) & A19 (25 minutes)
- Danby Train Station (5 minutes' walk, direct trains to Newcastle, Middlesbrough, and Whitby)
- Teesside International Airport (40 mins)



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Trading information

Trading information:

Full accounts and managerial commentary are available on request.

	Year ending 31 March 22 (£)		Year ending 31 Mach 2023 (£)		31 March 2024 (projections) (£)	
	Hotel	Pods	Hotel	Pods	Hotel	Pods
Turnover	612,760	-	702,485	12,205	765,409	40,383
Gross Profit	485,134	-	514,433	11,014	560,279	36,364
Net profit	135,159	-	35,772	177	155,757	34,887
EBITDA	278,259	-	193,400	9,177	262,007	36,887
Combine d EBITDA	278,259		202,577		298,894	
Average EBITDA	259,910					

Note: Projections for the current trading year ending 31st March 2024 are calculated using actual sales from 01/04/23 to 31/10/23, establishing an 11.6% increase when compared with the same period in the 2022-2023 trading year. Applying the same percentage increase to sales figures from 31/10/22 to 31/03/23 projects the total sales figure for year ending 31/03/24.



The Opportunity

The Fox & Hounds presents a phenomenal opportunity for expansion and increasing the capital value of the site:

Ancillary Building

Full Planning Consent for a 420m² (4,521sq. ft) new 'historic stone-barn style' commercial building with landscaping, and additional parking. Current design is for spa facilities including an indoor swimming pool, but the permitted building can easily be constructed to house a large function space instead, suitable for parties, events, or weddings or additional guest accommodation.

Additional Camping Pods

Full Planning Consent for 8 further camping pods. Infrastructure already in place.

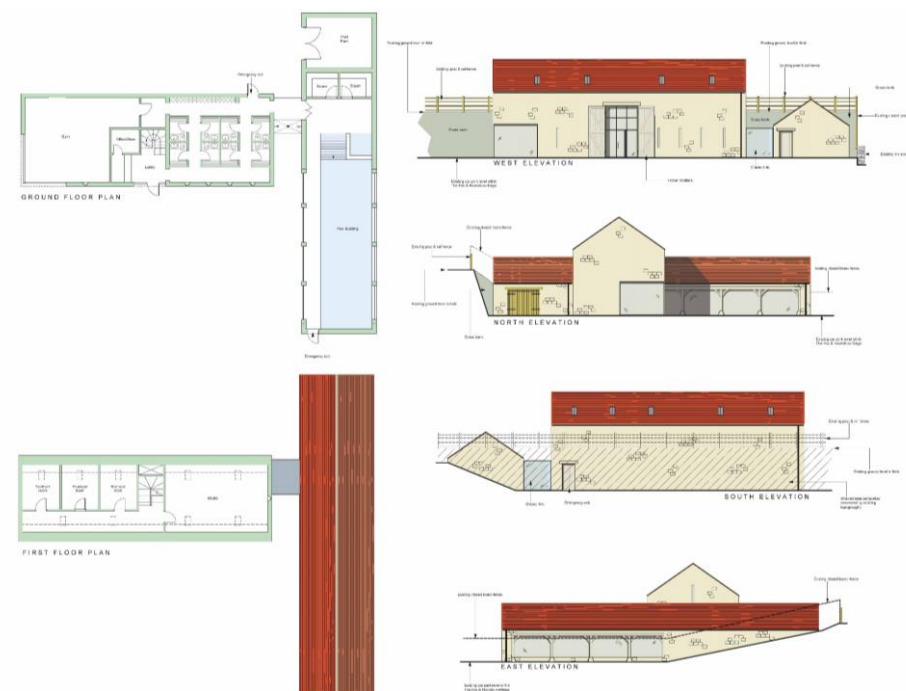
Primary Building Extension

Full Planning Consent to extend the existing Fox & Hounds building by 87.5m² (942 sq.ft), comprising 7 additional guest bedrooms, additional male & female WC's, designated hotel reception area and guest lounge/function room.

Adjacent Cottage and Land

The neighbouring 2,500sq. ft (5 bedroom) cottage and an additional 7.5 acres is available by separate negotiation.

Proposed floor plans:



Business Rates

The rateable value for The Fox & Hounds, as per the 2023 list is £16,250.

The rateable value for the Camping Pods, as per the 2023 list is £7,200.

Confirmation of actual rates payable should be sought from the Local Authority.

Regulatory

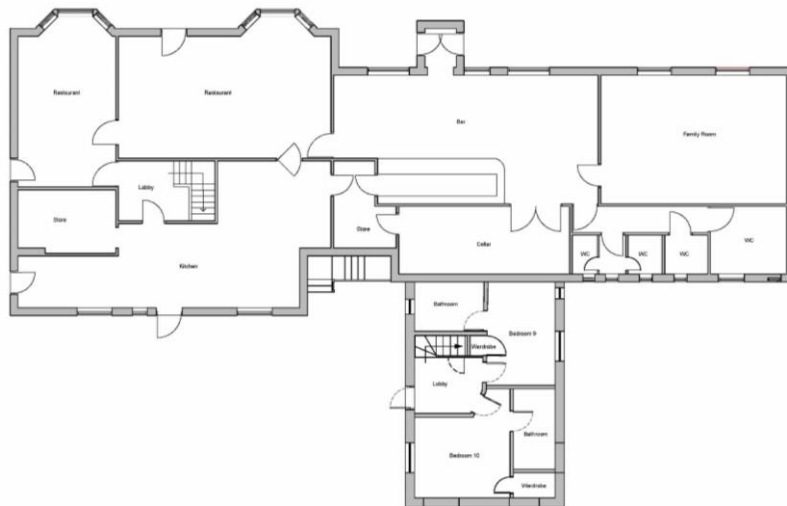
Premises license

Campsite license



Floor Plans

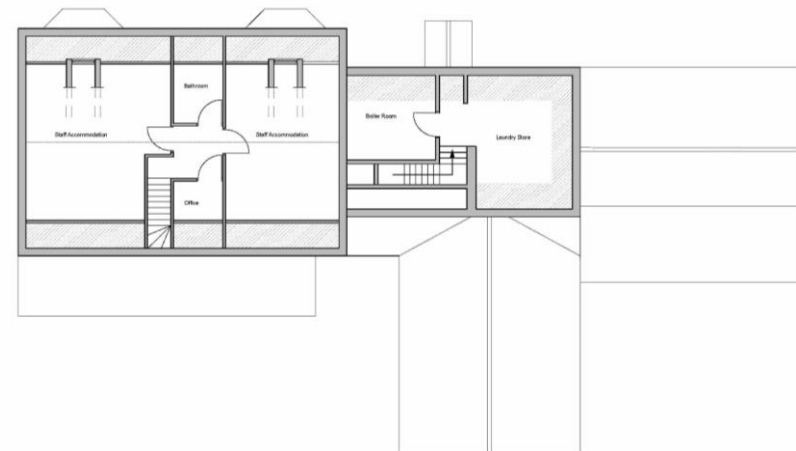
Ground Floor



First Floor



Second Floor



CONTACT

No direct approaches are to be made to the hotel or its staff. All requests for viewings to be made via Christie & Co, please contact.

David Cash
Regional Director

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