



THE PLOUGH INN

180 Coach Road, Sleights, Whitby, YO22 5EN

FREEHOLD: £300,000 | REF: 6450584

KEY HIGHLIGHTS

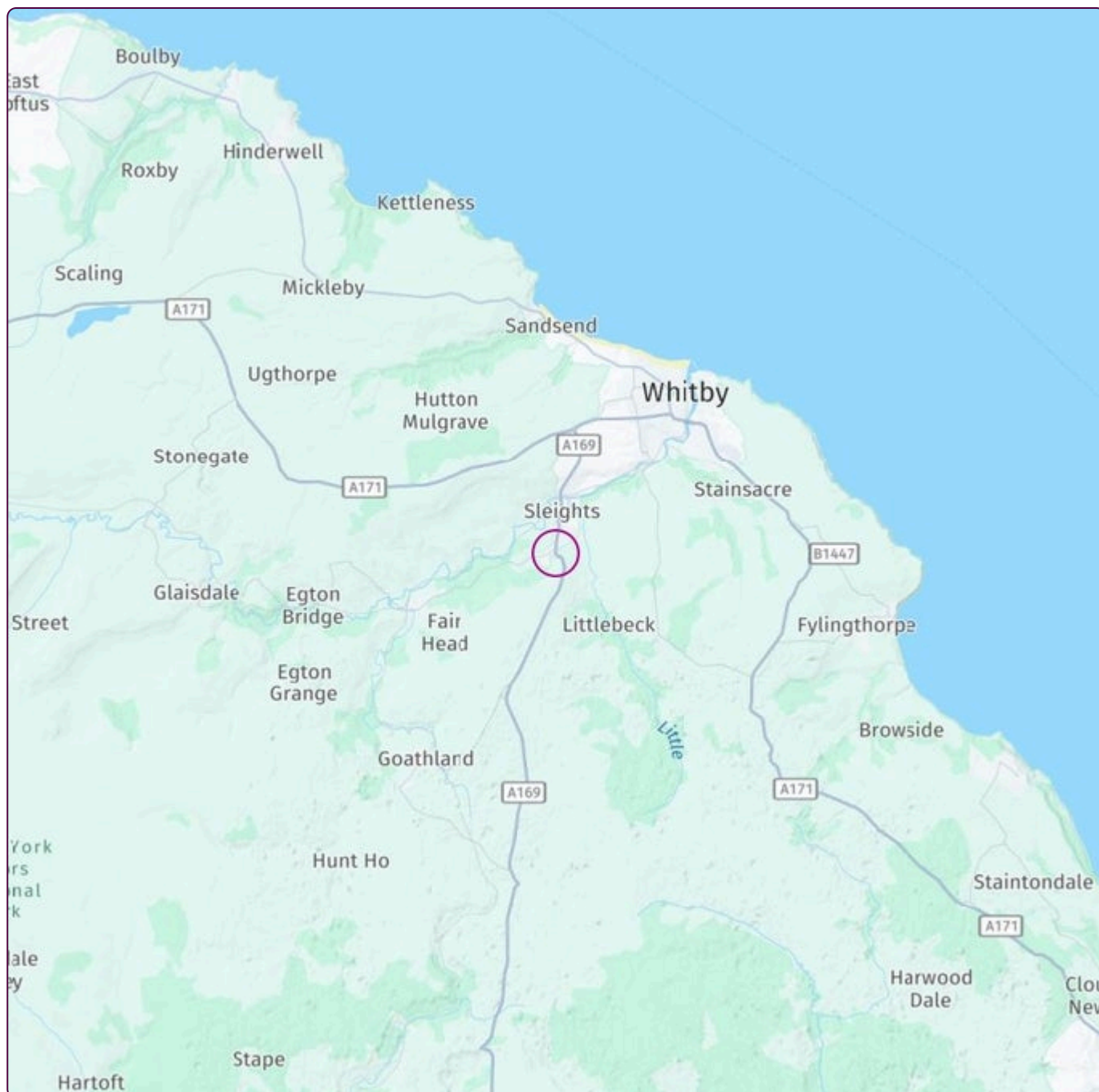
- Main Road Location
- 3 En Suite Letting Rooms
- Sold with Vacant Possession
- 3 Bed Owner/Manager Accommodation
- Large Car Park
- Fully Licensed | EPC Rating D

LOCATION

The Plough is located on the main route through the village of Sleights, just outside Whitby in North Yorkshire.

The pub sits within a traditional village setting on the edge of the North York Moors National Park, making it a convenient stopping point for visitors travelling to Whitby, the surrounding moorland, or nearby attractions such as Whitby Abbey.

Its position along Coach Road places it close to local amenities and Sleights railway station, while still offering scenic views and easy access to the countryside. Local attractions include Captain Cook Memorial Museum, Robin Hood's Bay Beach, North Riding Forest Park and Rosedale Abbey. The Coast to Coast walk and the North Yorkshire Moors are both within reach of the Plough Inn.





DESCRIPTION

The Plough Inn is a Grade II listed, early 19th-century public house built from dressed sandstone, with red pantile roof and sash windows, giving it the characteristics of a traditional North Yorkshire building.

Set on a large site of approx .0331 acres, the Inn is traditionally decorated internally and consists of a main bar, lounge and dining area.

Upper floors consist of three en-suite B&B rooms above the pub, as well as three bedroom owner/manager living accommodation.

The property is being sold on a vacant possession basis.

The property is built from dressed sandstone, with a pantile roof, traditional sash windows, and distinctive listed features such as coped gables and shaped kneelers, placing it firmly within the heritage character of the North Yorkshire region.

INTERNAL DETAILS

The trade areas are arranged over various ground floor spaces with main bar servery (tables and chairs with seating for c.30 customers), lounge bar (tables and chairs with seating for c.25 customers) and rear dining areas with seating for c.26 customers.

Ancillary areas include: commercial grade kitchen, customer toilets, cellar access, storage facilities and access to rear beer garden.

FIXTURES & FITTINGS

We are advised that the majority of fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

EXTERNAL DETAILS

To the rear, the property has a good sized terraced beer garden, providing outdoor seating areas with extensive views across the Esk Valley, towards the surrounding village and moorland.

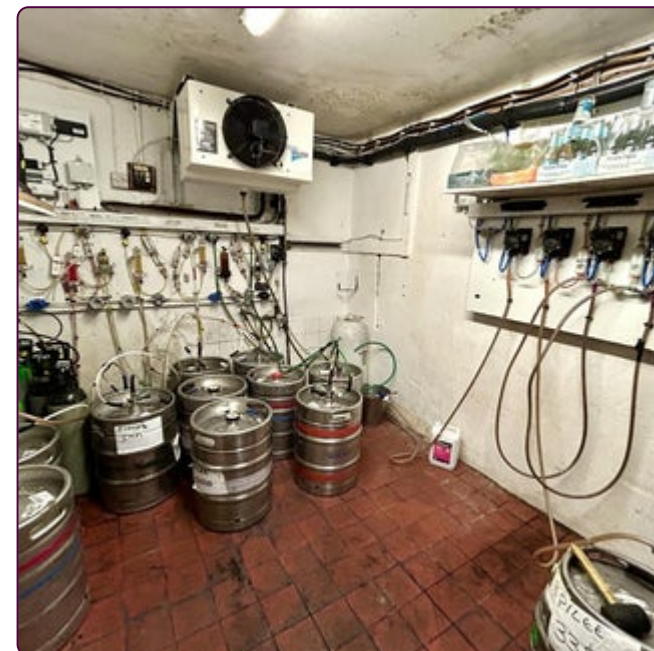
The large car park to the front of the property provides parking for c.23 cars.

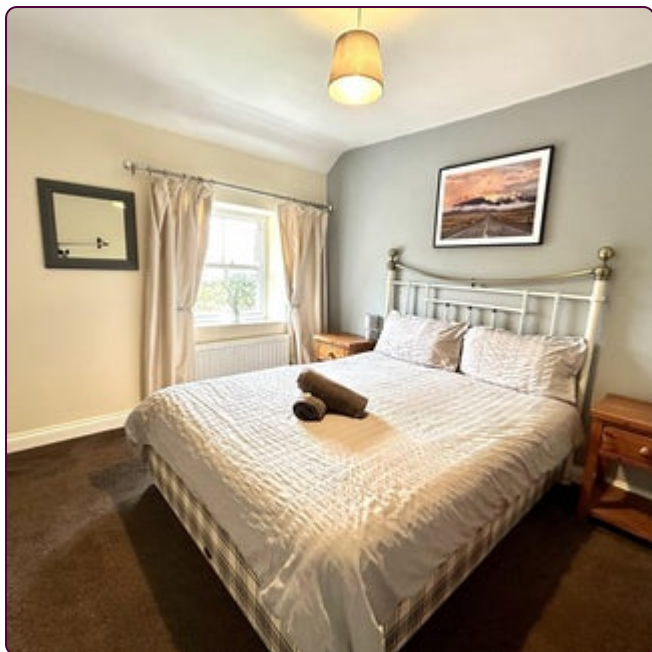
THE OPPORTUNITY

The sale of The Plough presents a clear opportunity for an operator to re-establish a valued village pub and develop a sustainable hospitality business rooted in its historic character.

Located on Coach Road in Sleights, close to Whitby and the North York Moors, the pub is well placed to attract both local trade and tourist footfall from walkers and visitors exploring the surrounding countryside.

The building's layout and beer garden with Esk Valley views offer practical spaces for food, drink, and events, while the presence of letting rooms with en-suite facilities provides potential for additional revenue through accommodation.





LETTING ACCOMMODATION

The pub's accommodation comprises of three cosy en-suite rooms located on the first floor.

TRADING INFORMATION

No trading information is available.

TRADING HOURS

Monday - Sunday: 12.00pm - 11:00pm

BUSINESS RATES

The Rateable Value is £19,400 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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