



The Plough Inn

Ref: 5455447

Boonhill Road, Fadmoor, North Yorkshire, YO62 7HY

Freehold: £375,000

Freehold pub in affluent village

Shell condition in need of refurbishment

Set within North York Moors National Park

0.5 acre site, formerly licensed for Caravans

4 bedroom flat on first floor

Two disused outbuildings. EPC Exempt



Description

The Plough at Fadmoor is a former pub and restaurant which has been closed for a number of years. The property is listed as an Asset of Community Value and numerous planning applications for conversion to alternative use have been rejected by the Local Planning Authority.

Location

The pub occupies a prominent, roadside position in the centre of the village of Fadmoor, in the Ryedale District of North Yorkshire which is set within the North York Moors National Park. The small market town of Kirkbymoorside lies two miles south and the larger market towns of Helmsley (seven miles south west) and Pickering (10 miles south east) are also nearby.

Internal Details

The ground floor of the property comprises a series of five trading areas of varying sizes. Ancillary space includes a kitchen, a number of store rooms, beer cellar, an office and customer toilets.



External Details

To the side of the property is an area of land which could be used for parking. Behind the main building is a concrete service yard. Further beyond the main building is a large field which previously had a licence for caravans.

Owner's Accommodation

At first floor level is a flat comprising; four bedrooms, lounge, kitchen and two bathrooms. This is in shell condition and requires extensive refurbishment.

The Opportunity

The Plough at Fadmoor dates back to 1782 and at one time held a fantastic reputation as a village pub and restaurant. The current owners, who ran the pub under management, took the decision to close the business around 11 years ago.

The Plough would be best suited to a live-in, owner operator with a wealth of hospitality industry experience. Local residents are passionate about having the pub reinstated and so it stands to reason that the business will be well supported by those living in the village.

North Yorkshire has a wealth of food-led pubs and so there may be an opportunity for a chef to establish The Plough as a destination restaurant.

Given that the pub is set within the National Park which attracts 8.38 million visitors annually, it would make commercial sense to look to build a business which suits the needs of local residents and tourists alike.

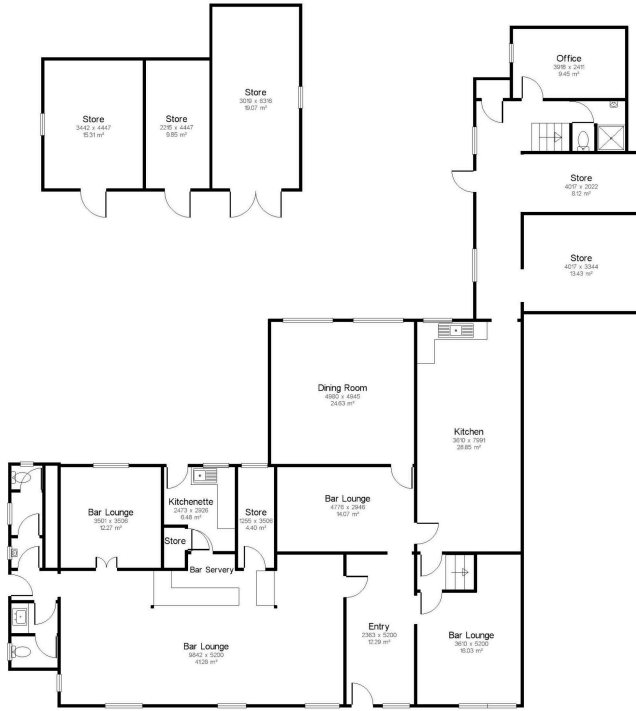
Development Potential

There are two, disused outbuildings, currently used for storage. A new owner could look to seek planning permission to convert these into something income generating, letting bedrooms for example.





Gross internal area: 306.00 m² (3293.8 ft²)



Ground Floor

Gross internal area: 11108 m² (11957 ft²)



1st Floor

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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