

THE WHEATSHEAF INN

Main Road, A19, Burn, Nr Selby, YO8 8LJ

FREEHOLD: £450,000 | REF: 5455578

CHRISTIE & CO

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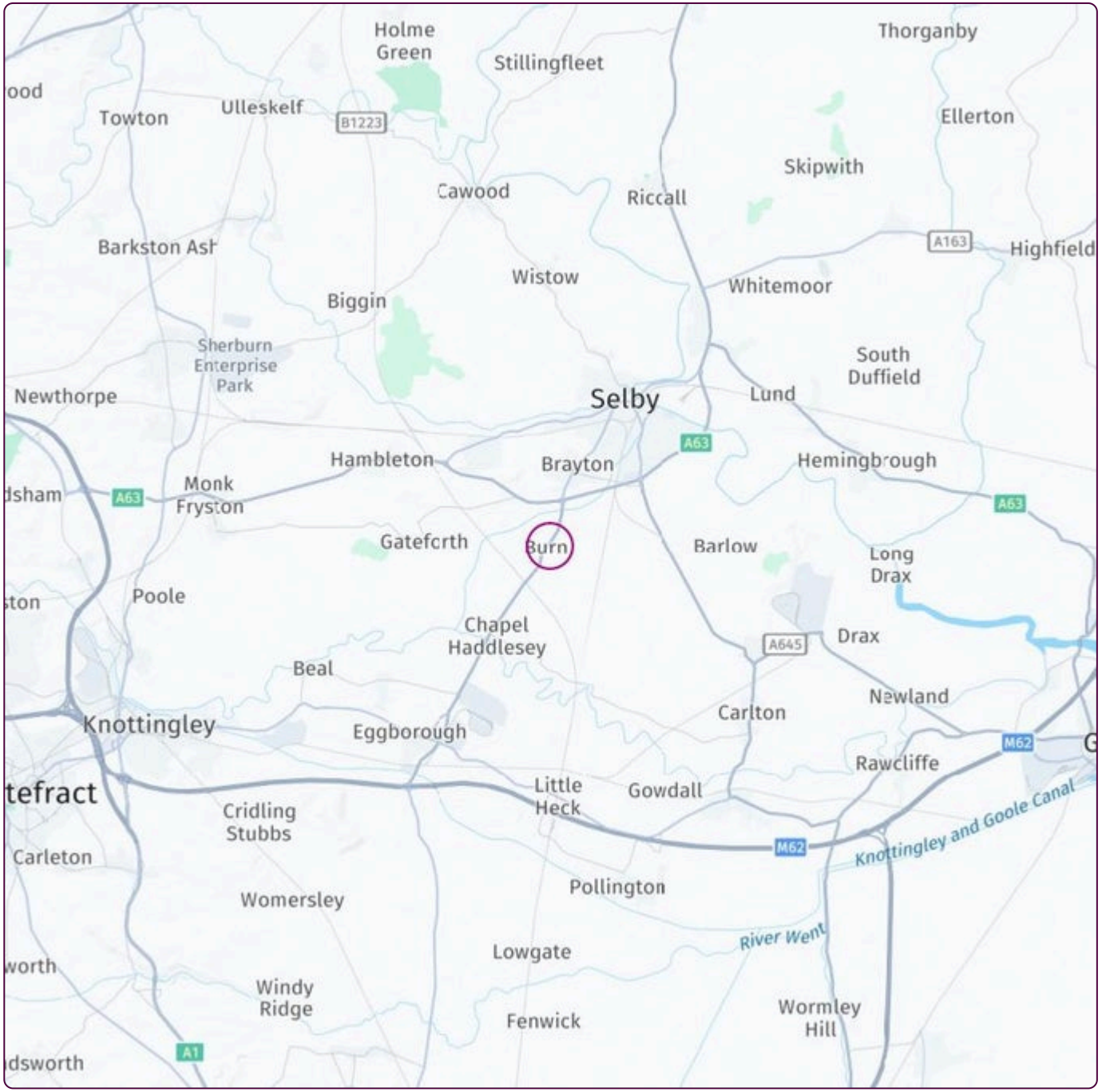
KEY HIGHLIGHTS

- T/O Y/E Oct 25 £333,251
- Two Double Bedroom Managers Accommodation
- 42 Internal and 40 External Covers
- Approx. 18 Car Parking Spaces
- A19, Main Road - 10-17k Cars Passing Daily
- Energy Rating C

LOCATION

Burn is an attractive village situated approximately three miles south of Selby and lies directly on the A19 corridor linking Selby, Doncaster and York. The village has a population of around 400 residents and benefits from a strong sense of community.

The Wheatsheaf occupies a prominent roadside position on Main Road through the centre of the village and is one of Burn's principal amenities. The surrounding area includes Burn Airfield, Burn Gliding Club, Burn Cricket Club and a variety of rural residential properties and agricultural enterprises.











DESCRIPTION

The Wheatsheaf is an award-winning traditional Yorkshire country pub occupying a prominent position within the popular village of Burn. Believed to have served the local community for generations, the property has become an integral part of village life and is particularly notable for its connection to Burn Airfield and the wartime history of RAF 578 Squadron and RCAF 431 (Iroquois) Squadron, memorabilia of which is displayed throughout the premises. Combining character trading accommodation, a strong reputation for quality home-cooked food, respected real ale credentials and a loyal local following, The Wheatsheaf represents a rare opportunity to acquire an established and highly regarded freehouse.

INTERNAL DETAILS

The business trades from a number of welcoming customer areas comprising:

- Main public bar
- Lounge dining area
- Separate restaurant seating areas

There is also;

- Real open log fire
- Commercial catering kitchen
- Cellar and ancillary storage facilities
- Customer WC facilities

The internal décor reflects the property's heritage, displaying wartime memorabilia together with antiques and items donated by customers over many years.

EXTERNAL DETAILS

Externally the property benefits from:

- Customer car parking
- Beer garden
- External seating areas
- Prominent roadside frontage
- Well-presented village setting

The annual beer festivals and seasonal events make excellent use of the external trading areas, generating significant customer footfall.

OWNER'S ACCOMMODATION

On the first floor there are two en suite bedrooms, an office, kitchen diner and large lounge. The family that have run the pub have lived up there since they took over and everything is well maintained and ready to move into.

















THE OPPORTUNITY

The Wheatsheaf presents an excellent opportunity to acquire a highly regarded freehouse with an established reputation extending far beyond its immediate catchment.

Potential exists to further develop food sales, expand events programming, increase destination dining trade and enhance the property's appeal as a tourism-led heritage pub. The strong real ale reputation, established customer base and unique historical connection to Burn Airfield provide an exceptional platform for future growth whilst preserving the traditional values that have made the business such a success.

TRADING INFORMATION

T/O Y/E Oct 25 £333,251

TRADING HOURS

Monday & Tuesday
Closed

Wednesday & Thursday
12noon – 10.00pm

Friday, Saturday & Sunday
12noon – 11.00pm

TENURE

Freehold

BUSINESS RATES

The Rateable Value is £9,000 with effect from 1 April 2026. Confirmation of actual business rates payable should be obtained from the Local Authority.

REGULATORY

Premises Licence

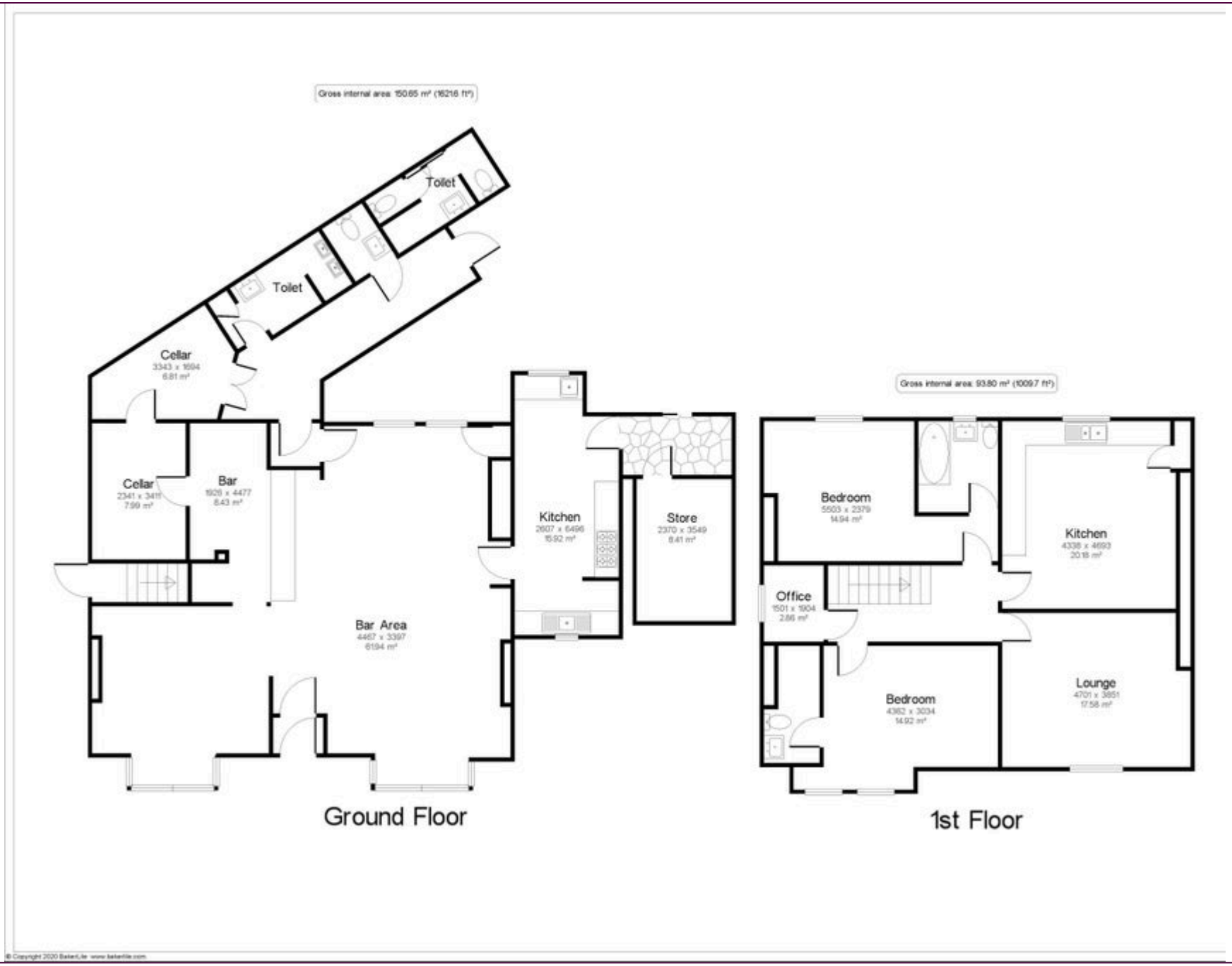











Gross internal area: 150.65 m² (16216 ft²)
Toilet
Toilet
Cellar
3343 x 1694
6.81 m²
Cellar
2341 x 3411
7.99 m²
Bar
1926 x 4477
8.43 m²
Bar Area
4467 x 3397
6194 m²
Kitchen
2607 x 6496
16.92 m²
Store
2370 x 3549
8.41 m²
Ground Floor
Gross internal area: 93.80 m² (1009.7 ft²)
Bedroom
5503 x 2379
14.94 m²
Kitchen
4336 x 4693
20.18 m²
Office
1501 x 1904
2.86 m²
Bedroom
4362 x 3034
14.92 m²
Lounge
4701 x 3851
17.58 m²
1st Floor

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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

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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:



ALEX REX

Associate Director - Pubs & Restaurants

T: +44 7540 061 864

E: alex.rex@christie.com

CHRISTIE & CO