

Country Harvest

New Road, Ingleton, North Yorkshire, LA6 3PE



For Sale



- Award-Winning farm and coffee shop
- Superb high profile trading position on the A65
- Situated in around 3 acres – more land could be available by separate negotiation
- Spacious, beautifully appointed premises with lots of car parking
- £2,269,264 net T/O

**Offers around
£2,500,000 - Freehold**

Viewing is strictly by appointment
through Colliers

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Country Harvest, Ingleton



Country Harvest occupies a superb trading position just outside the picturesque Yorkshire Dales village of Ingleton. Built in 1993 by a well-known local farmer from a former garage, the main building provides shop facilities for an Award-Winning delicatessen, butchers, bakery and farm food shop as well as a delightful selection of clothing and gifts and houses (probably) one of the best known and highly regarded coffee shops in the area. There is also an additional facility of the “Christmas Shop” which trades from September to January, creating a magical display. This then offers lifestyle sales during the rest of the year. All of this accommodation is appointed to the highest of standards with modern, quality equipment throughout. There is however much growth potential for further expansion, subject to the appropriate permissions.

Country Harvest could not be better located on the A65 main arterial route from the Yorkshire conurbations of Leeds and Bradford to the Lake District. It is one of the few places to eat on this route, but its combination of farm and coffee shop make for it to be the premier stopping-off point. Its location offers breath-taking views of Ingleborough and also brings in trade from the surrounding area including the Yorkshire Dales National Park and Hawes to the North, the Lake District National Park to the Northwest and Forest of Boland to the South. The many self-catering holiday homes, guest houses and local population add to the visitors, making Country Harvest one of the most popular tourist attractions and coffee shops in the area.

Country Harvest was acquired by the present owners in 2008 and they immediately began a programme of growing the business. They acquired the bakery at Bentham in 2013, expanded the car park and built the “Christmas Cabin” which also doubles with selling lifestyle items during spring and summer months. They have also completely refurbished Country Harvest, making the most of the space available as well as establishing a modern website to assist in marketing the varied offer of butchery, delicatessen, gifts, clothing and particularly the coffee shop where it is best known. These significant improvements have seen the turnover more than double since they acquired the business. Having enjoyed their many years at Country Harvest, the owners are now looking to retire.

The Property

Of stone construction and under a pitched slate roof, all of the sales areas are on the ground floor with upper office/storage.

Public Areas

Vestibule. Extensive sales areas all with continuous flag stone floors. Clothing and gift sales areas open to full eaves height. Bakery, delicatessen and butchery sales area. Inner sales/walkway area through to a wonderful, panelled coffee shop to seat 70 with lovely views out over the surrounding countryside. Additional outside seating for around 18.



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Service Areas

Extensive open plan servery, opening out into a catering kitchen with canopy and extraction. Rear separate butchery area with walk-in chiller and additional storage.

“Christmas Cabin”

Built in 2018, this is a separate, detached building with bright sales area. Large stock room. Kitchen and WC.

Bakery

Located at Station Road in Bentham, the bakery comprises a well fitted sales shop with extensive bakery area to the rear. This is held on lease, a copy of which is available following viewing.

Accolades

TripAdvisor – Travellers Choice (Best of The Best 2021)

Services

Craven District Council at Skipton (01756) 700600.

Mains water and electricity. Air conditioning throughout. Private drainage. LPG for cooking.

Website

www.country-harvest.co.uk

Opening Hours

9.00am - 5.00pm (Monday – Saturday)

10.00am – 5.00pm (Sunday)

Outside

Country Harvest is set in around 3 acres. More land could be available by separate negotiation.

Trade

Certified accounts from the owners’ Chartered Accountants show turnover (net of VAT) for the year ending 31 January 2020 of £2,269,264.

Full trading information is available following a viewing.

Price

Offers around £2,500,000 are invited for the freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation. This also includes the leasehold on The Bakery.

Finance

Colliers 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.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.



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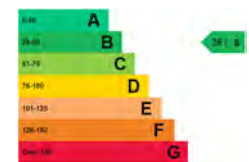


To View

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



Farm Shop



Cabin

For further information, please contact:



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