

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Moor Lane

East Ayton, Scarborough, YO13 9EW

£1,100,000



An exceptional opportunity to acquire a well-established and thriving hospitality business in the heart of North Yorkshire. East Ayton Lodge offers a unique combination of a charming hotel, vibrant bar, and popular grill restaurant, making it a sought-after destination for both locals and tourists. The hotel is set on a 1.8-acre site with spacious, refurbished public areas. These include a main bar/lounge with a fireplace, a conservatory restaurant seating around 50, and a breakfast room for 40 diners. The hotel features a well-equipped catering kitchen and customer toilets.

There are 28 bedrooms, including singles, doubles, twins, family, and superior rooms, all significantly improved. The grounds offer large south facing garden areas with picnic tables for al fresco dining, and potential for further development. The property also includes parking for approximately 30 vehicles. This successful business boasts an enviable location in the picturesque village of Ayton, just a short distance from the renowned North York Moors National Park, attracting year-round visitors. The hotel features comfortable guest rooms, providing a perfect base for exploring the surrounding countryside or enjoying a relaxing stay. The bar and grill is a standout feature, offering a wide selection of drinks and a locally-sourced menu that has earned a loyal customer base. The inviting atmosphere, combined with excellent food and drink offerings, makes it a popular choice for both casual dining and special occasions. With significant potential for further growth and development, this property represents an ideal investment for those looking to create a prestigious residential project. While currently operating as a successful hospitality business, there is considerable scope to convert East Ayton Lodge back into a spacious family home or multiple high-end residential units (subject to planning). Don't miss your chance to acquire this well-regarded business in a prime location.





## Additional Information

East Ayton Lodge has earned prestigious accolades such as the Hotels Combined Recognition of Excellence 2022 and the TripAdvisor Travellers Choice Award 2022, reflecting its exceptional reputation and strong performance. With net of VAT sales totaling £550,000 for the year ending 31st March 2024, the business is clearly thriving and well-positioned for continued success.

## Location

Ayton is a charming village located just a few miles north of Scarborough, in North Yorkshire, offering a peaceful escape with easy access to the coast and surrounding countryside. Known for its picturesque setting, Ayton lies at the edge of the North York Moors National Park, providing stunning views, scenic walking trails, and a tranquil atmosphere.

The village itself is steeped in history, with landmarks such as the Grade II-listed St. John the Baptist Church and the nearby Ayton Castle, adding to its charm. Ayton is well-connected, with excellent transport links to Scarborough and other nearby towns, making it an ideal location for those seeking a balance of rural tranquility and convenient access to urban amenities.

With its close proximity to Scarborough, residents and visitors can enjoy the best of both worlds: a quiet, idyllic village environment combined with the attractions of the vibrant coastal town, including beaches, restaurants, shopping, and cultural sites. Whether you're looking to explore the beautiful natural surroundings or enjoy the seaside lifestyle, Ayton offers a perfect base for a variety of activities.

## History

East Ayton Lodge, originally constructed in the early 1800s as a stately country manor, has a rich and fascinating history. In 1928, Lady Marjorie Nunburnholme, the granddaughter of the first Duke of Wellington, moved from Hunmanby Hall to the Lodge. Following the tragic death of her son, Pilot Officer David Wilson, who was killed during a flight over France in 1941, Lady Nunburnholme generously gifted the property to Scarborough Hospital, which then used it as a hospital for children.

## AGENT NOTE

This property is currently a commercial use.

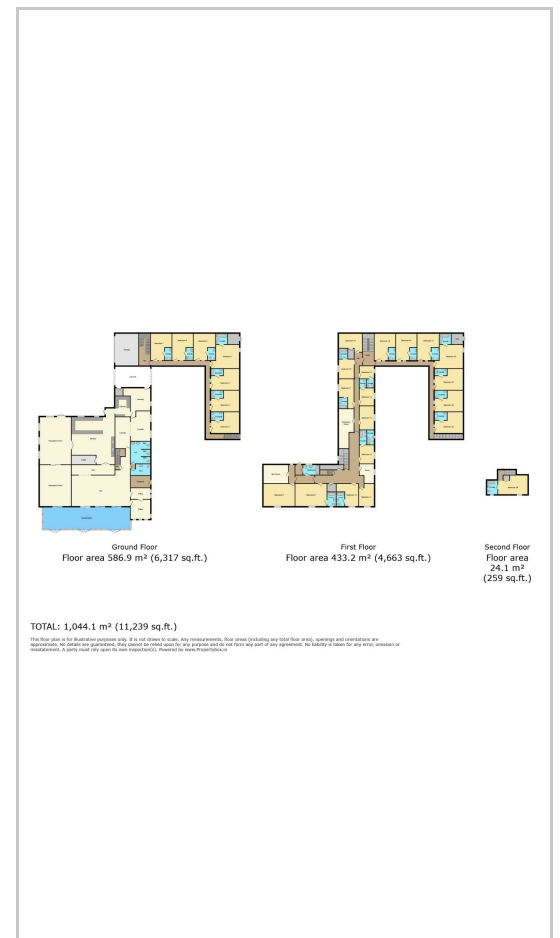
## HMRC

Should you wish to proceed with an offer on this property we are obliged by HMRC to conduct mandatory Anti Money Laundering Checks. We outsource these checks to our compliance partners at Coadjute and they charge a fee for this service

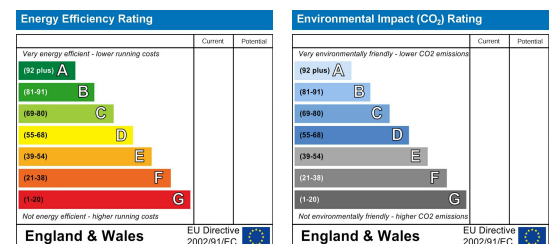
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

33 Huntriss Row, Scarborough, YO11 2ED

Tel: 01723 336760 Email: [scarborough@hunters.com](mailto:scarborough@hunters.com) <https://www.hunters.com>