

Summary

- The Lodge – Sleeps 10 (5 bedrooms)
- The Granary – Sleeps 10 (5 bedrooms)
- Damson Cottage – Sleeps 4 (2 bedrooms)
- Maple Cottage – Sleeps 6 (3 bedrooms)
- Pear Tree Cottage – Sleeps 4 (2 bedrooms)
- Bramble Cottage – Sleeps 6 (3 bedrooms)
- Harvest Cottage – Sleeps 6 (3 bedrooms)
- Holly Cottage – Sleeps 4 (2 bedrooms)



FOR SALE
HOLIDAY LET COMPLEX

**Middleton Cottages, Middleton Lodge Farm,
Middleton on Leven, Yarm TS15 0JY**

Location

The properties are situated in North Yorkshire on the edge of the Cleveland Hills with easy and convenient access to main road networks. The properties are set in a rural and picturesque landscape in an elevated position with views across the surrounding countryside. Nearby villages include Stokesley, Yarm, Hutton Rudby and Great Ayton.

Accommodation

| Property | Sq M | Sq Ft |
|-----------------|--------------|---------------|
| Bramble | 91 | 980 |
| Pear tree | 71 | 764 |
| Damson | 71 | 764 |
| Maple | 94 | 1,012 |
| Granary | 205 | 2,207 |
| Middleton Lodge | 280 | 3,013 |
| Harvest | 124 | 1,334 |
| Holly | 100 | 1,076 |
| Total | 1,036 | 11,150 |
| Stable Block | 102 | 1,098 |

Description

The properties comprise three types of accommodation:

Two barn conversions, completed around 20 years ago.
Five new build cottages constructed with underfloor heating powered by ground source heat pump.

The Lodge, a large, extended farmhouse set apart from the cottages, complete with stabling for up to six horses and a grazing paddock.

All are equipped with hot tubs in private gardens with BBQ and patio. Each has fully fitted and equipped kitchens, flat screen TVs and nearly all rooms are en-suite.

There is a separate, self contained office / storage building for admin and routine maintenance.



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Planning

We understand that the property has a valid consent for its current use. However, we would advise interested parties to make their own enquiries with local planning authority in this regard.

Fixtures Fittings and Equipment

We are advised that all fixtures, fittings and other items associated with the running of the business will be included within the sale. All appliances are untested and the purchaser should test them themselves to ensure that all equipment is in full working order.

Fire Risk Assessment

We are advised that a suitable and sufficient fire risk assessment has been carried out under the Regulatory Reform (Fire Safety Order 2005).

Business Rates

As at the production of these particulars the rateable value as at 1st April 2017 is £18,250.

Trading Information

The Lodge has only recently come online although the other buildings have traded for some time with the net profit we are advised running at £100,000 per annum. Further information can be provided to interested parties.

Services

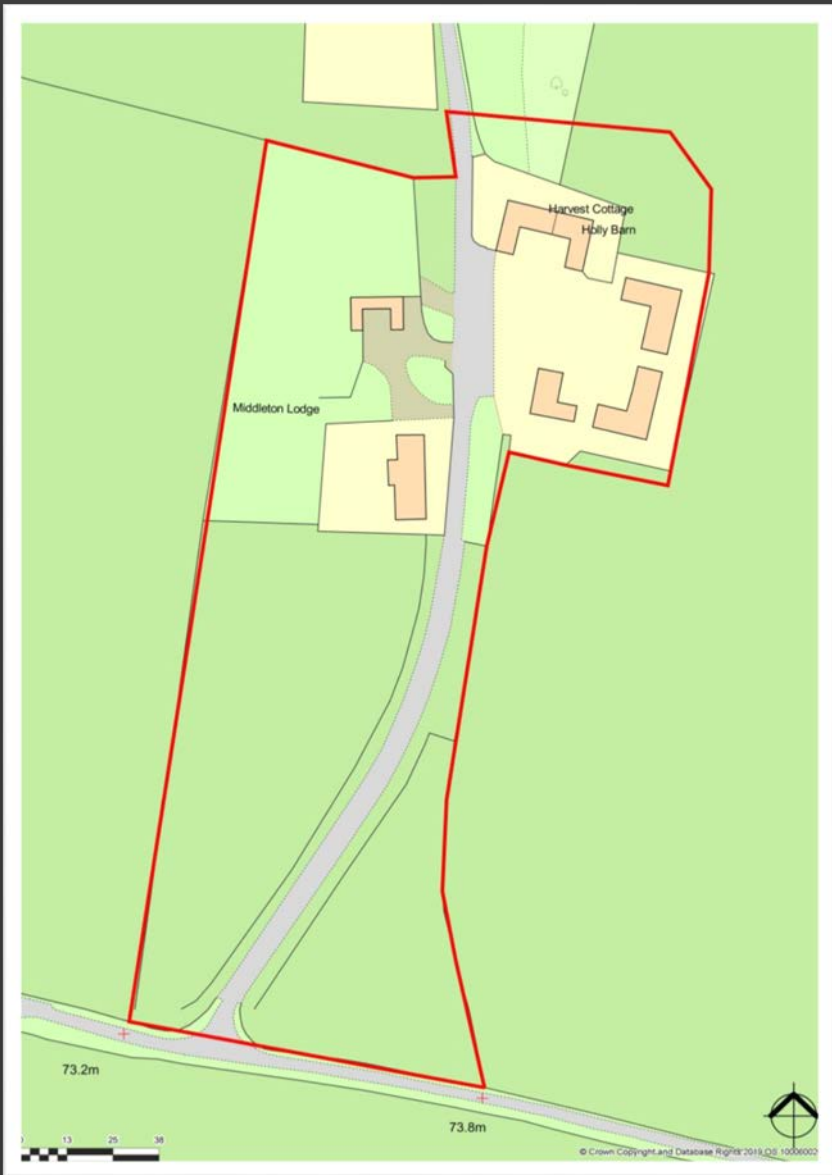
We are advised that the properties are connected to mains electricity, water and drainage. We have not contacted the suppliers nor have we tested them.

Tenure Details

We are advised that the property is held on a Freehold title.

Asking Price

Offers over £2.5 Million.



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Viewing Arrangements

Viewing arrangements are strictly by appointment only through the vendors sole agent, Lambert Smith Hampton.

For further information,
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