

# FOR SALE

**ROSEBERRY VIEW LODGE RETREAT  
STRAWBERRY FIELDS  
PANNIERMAN LANE  
GREAT AYTON  
TS9 6PP**

- MODERN HOLIDAY LODGE PARK
- 10 x 3 BEDROOM LODGES WITH HOT TUBS
- ATTRACTIVE LAKESIDE SETTING
- EXECUTIVE 4 BEDROOM DETACHED HOUSE
- 2 HOLIDAY COTTAGES
- SEPARATE RECEPTION AND OFFICE
- PP FOR ADDITIONAL LODGES



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## Location

The property is located in the picturesque village of Great Ayton around 2 miles from the village centre and conveniently accessed directly off the A172.

Great Ayton is located on the fringe of the North York Moors National Park and within close proximity of Roseberry Topping, a popular tourist destination.

The town of Middlesbrough is located some 8 miles north-west.

## Description

The property comprises a modern holiday lodge park to include owner's accommodation, cottages and ancillary accommodation.

There are 10 identical luxury holiday lodges, each providing 3 bedroomed modern facilities to include hot tubs.

A substantial executive 4 bedroomed detached house provides the owner's accommodation.

In addition, there are 2 holiday cottages (1 x 2 bed and 1 x 3 bed), a reception with offices and various storage buildings.

The lodges occupy an attractive lakeside setting, beyond which there are extensive grounds providing on-site facilities to include a children's play area, doggy play park, communal barbecue area and playing fields.

The total site area extends to around 4.28 hectares (10.57 acres).

Planning permission exists for the provision of 5 additional lodges on site.

## Tenure

The site is held freehold.

## EPC

The Energy Performance Assessment Rating of the properties on site is as follows:

Rhubarb Cottage - Band C (75)  
Plum Tree - Band C (77)  
Strawberry Fields - Expired  
Pear Tree Office - Band B (44)



## VAT

The property is subject to a VAT election and VAT will be charged on the sale price at the prevailing rate.

## Guide Price

**Offers in the region of £3,000,000.**

## Further Information

For further information and viewing arrangements, please contact the sole selling agent:

### Paul Diakiw

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Nov-23



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