



THE LANGLEY, 16 ROYAL CRESCENT, WHITBY
£850,000

Carter Jonas

THE LANGLEY, 16 ROYAL CRESCENT, WHITBY, YO21 3EJ

The Langley was built in 1851 and opened as the Lancaster Boarding House in 1854 to accommodate visitors to the new railway link, made possible by George Hudson. He saw the potential in the town, which had its own fashionable spa at the time, for attracting wealthy industrialists of the north, and developed the West Cliff fields for hotels and boarding houses. A builder by the name of Langdale was commissioned to emulate the grand crescent buildings of Bath, and the neighbouring streets were to be lined with houses for the gentry.

The Crescent was never completed, and during the Second World War, the MOD took possession of the buildings on the sea front for military barracks and The Langley was turned into accommodation for the Army.

Today, The Langley operates as a 5-star luxury bed and breakfast, offering 6 spacious guest suites with extensive services and amenities. Ideally situated on Whitby's popular West Cliff, the rooms boast generous proportions and panoramic views across the Crescent Gardens to the North Sea. The Victorian building rises to 6 floors and has been very well maintained and upgraded in recent years, including the installation of double-glazed sash windows.

The ground floor is split between guest facilities and owners' accommodation; a front sea-facing dining room, and a separate hallway leading to the owners' living room. The lower ground floor provides 2 bedrooms and 2 bathrooms with separate rear access.

The current owners have built a successful business with an outstanding reputation; run with minimal staffing and through their own website making it cost-effective and efficient. There is potential for further income through the existing business model, with additional rooms on the 6th floor ripe for development. The business currently operates from April-October, below the VAT threshold; should a new owner wish to become VAT registered, there is opportunity for greater income by opening year round.

Alternatively, the property offers excellent scope for redevelopment to residential use, as a single or multiple dwellings (subject to necessary planning consents). Many of the buildings along the Crescent have been divided into apartments, offering alternative income streams through long or short-term rentals.

TENURE Freehold

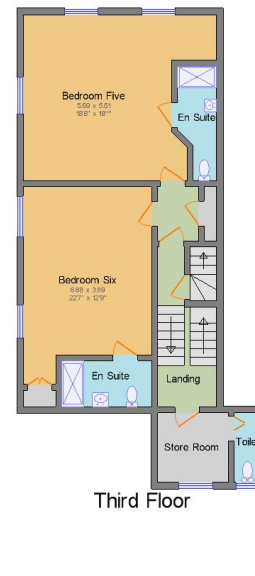
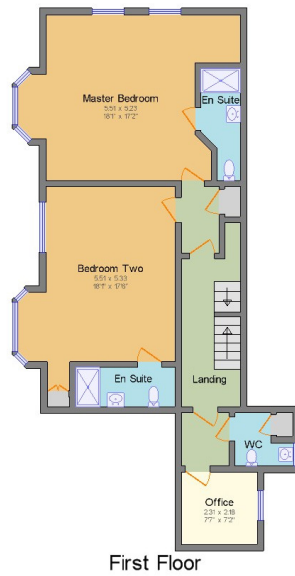
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A SIGNIFICANT VICTORIAN TOWNHOUSE SITUATED ON THE ROYAL CRESCENT WITH PANORAMIC SEA VIEWS. A SUCCESSFUL B&B WITH OPPORTUNITY FOR REDEVELOPMENT.









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