



The White Heather Hotel

Ref: 6445156

Kirkbride, Wigton, Cumbria, CA7 5HW

Freehold: £595,000

Unique location close to Solway Coast

Turnover year end 30.11.22: £235,000

Total of six bedrooms (5 en suite)

1.8 acres & parking for 100 cars

Building plot with planning consent

Two bars and restaurant. Energy Rating A



Description

The owners acquired White Heather Hotel in 2019 and during their ownership have refurbished and upgraded numerous areas.

Location

White Heather Hotel is located on the historic Kirkbride Airfield and within a short drive to Wigton and Carlisle is just nine miles further on. Kirkbride itself is a small village in the North West of Cumbria and is very close to the Solway Coast Area of Outstanding Natural Beauty.

The airfield is primarily used for private leisure flights or for refuelling stopovers on the way to/from Scotland. It also hosts regular events which attract numerous visitors annually.



Internal Details

Public Areas

- Reception
- Restaurant
- Breakfast Room
- Public Bar
- Private Bar
- Conference Room for up to 300 people
- Cloakrooms

Service Areas

- A fully equipped 5 star awarded commercial kitchen
- Laundry
- Washing Area
- Storerooms
- Office





Letting Accommodation

The current letting accommodation comprises of 4 en suite bedrooms and is located on the first floor.

The bedroom configuration is;

- 2 x Family Rooms
- 2 x Double Rooms

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however any items that are owned by a third party or personal to our clients will be exempt.

Services

Mains water and electricity. There is a biomass boiler onsite with large pellet store as well as separate generator. Private drainage.

External Details

The hotel sits within Kirkbride Airfield and has direct access from the runway allowing pilots to taxi to the hotel once landed and park immediately out the front. There is space for numerous aircraft and vehicles.

The hotel has a private garden accessible from the bar area and has a large building plot included with full planning passed for a five bedroom bungalow.

Owner's Accommodation

The owners currently use two bedrooms of the hotel as their living accommodation. The bedrooms offers large en suite, accessible from both bedrooms.



The Opportunity

A unique opportunity to acquire what is believed to be the only hotel that you can taxi your plane up to, park overnight and fly away after breakfast.

The business trades well but offers much scope to increase revenue as the current owners only operate the bar, restaurant and conference facilities two days a week.

The rooms are available for all flights as required however this gives significant opportunity to increase revenue.

The building plot could also generate revenue depending upon whether a property is developed or if the land is used for camping pods or caravans.

The current owners are retiring from the business to pursue new opportunities although vendor finance is available.



Business Rates

Confirmation of business rates payable should be obtained from the local authority.

Trading Information

Turnover for the year ending 30th November 2022 was £235,000. Full trading accounts can be made available to seriously interested parties.

Regulatory

Premises licence.





2263-SK02_Accommodation & Design Review (issue 01.02.23).pdf



Ground Floor Plan
A1 (Revised)
1:125 @ A1 (2023-04-02)

Roof Plan
A1 (Revised)
1:125 @ A1 (2023-04-02)

Site Plan as approved 1:250 @ A1



ALTERNATIVE
Rear (South) Elevation
A1 (Revised)
1:125 @ A1 (2023-04-02)



ALTERNATIVE
Side (West) Elevation
A1 (Revised)
1:125 @ A1 (2023-04-02)



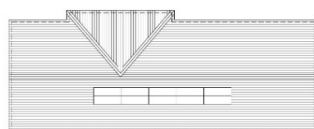
ALTERNATIVE
Front (North) Elevation
A1 (Revised)
1:125 @ A1 (2023-04-02)



ALTERNATIVE
Side (East) Elevation
A1 (Revised)
1:125 @ A1 (2023-04-02)



ALTERNATIVE
Ground Floor Plan
A1 (Revised)
1:125 @ A1 (2023-04-02)



ALTERNATIVE
Roof Plan
A1 (Revised)
1:125 @ A1 (2023-04-02)



Alternative Site Plan 1:250 @ A1

Revised:	1:125 @ A1 (2023-04-02)
Client:	Argus and David Kelly
Project:	Staff Accommodation
Area:	1000 sqm
Design:	Accommodation & Design Review Exercise with Subject to Pre-approval
Drawings:	0201 - 0202
Scale:	As shown
Issue:	01.02.23
Date:	01.02.23

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Joel Osbourne

Broker - Hotels

M:+44 7526 176 359

E:joel.osbourne@christie.com

Newcastle



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189