

# Dunsley Hall Country House Hotel

Dunsley, Near Sandsend, Whitby, North Yorkshire, YO21 3TL



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## BUSINESS SUMMARY

- Luxurious 27 bedroom Victorian Country House hotel
- Prime location on North Yorkshire Heritage Coast near Whitby
- Healthy profitability – accounts available on request
- 4 acres of land including lawns & car parking
- Scope to develop site for lodges or extra accommodation
- Entirely management/staff operated
- Two bed manager/owner accommodation
- Oak panelled bar, sumptuous lounge & private dining room
- Spacious 80 seat contemporary restaurant
- Good corporate conference and family celebrations trade
- Over 90% occupancy, excellent average room rate
- Same owner for last 10 years
- Over 3000 social media followers
- Free mains water. Energy Rating D



## LOCATION

The hamlet of Dunsley, on the North Yorkshire Heritage Coast, enjoys an elevated, rural position, just a mile from the picturesque and highly popular seaside village of Sandsend.

Less than two miles away is the historic and vibrant town of Whitby, which, along with a range of numerous charming coastal villages including Lythe, Runswick Bay, Robin Hoods Bay and Staithes, and of course the stunningly beautiful North York Moors National Park, provide a huge draw for tourists and visitors into the region.





## DESCRIPTION

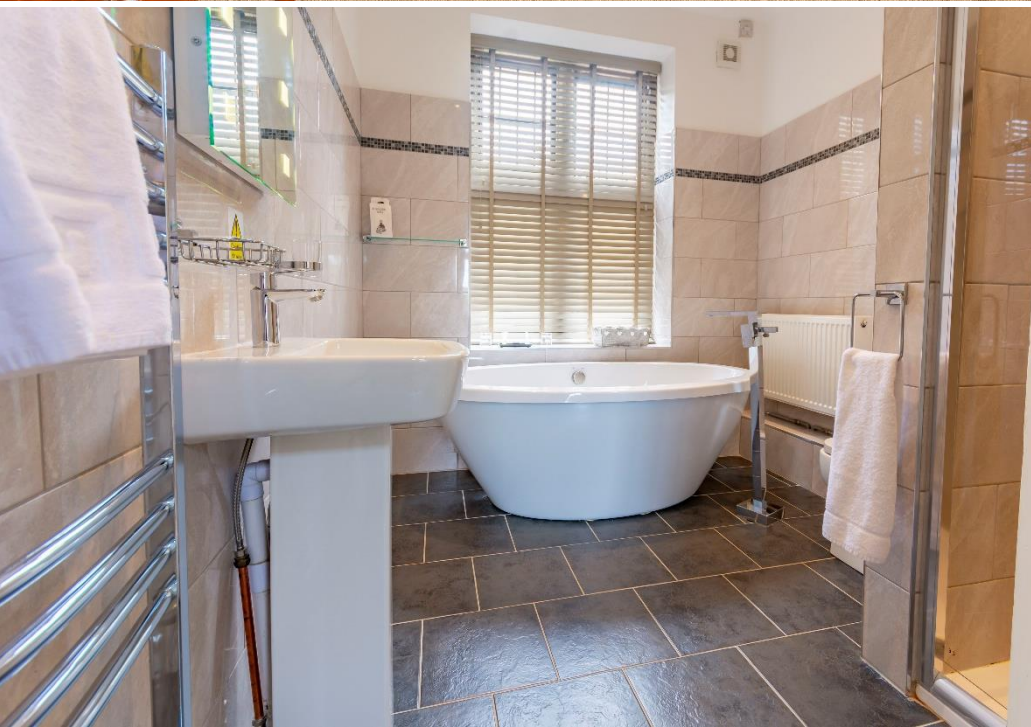
Dunsley Hall was originally built in 1900 as a ship builder's country retreat and still retains much of its maritime history, with best quality wood panelling in many of its hallways and main rooms, stained and leaded mullioned windows and a magnificent Inglenook fireplace within the sumptuous lounge.

There is also a very pleasant and contemporary 80 cover restaurant, a charming oak panelled bar with stone fireplace and log burner and comfortable chairs, and an equally impressive and very spacious private dining room, ideal for functions, parties and corporate events for up to 30 seated guests or 50 in conference style.

All 27 bedrooms are individually designed and superbly presented and many are spacious suites with luxurious en suite bathrooms many of which have been fully refurbished within the last few months. It is strongly recommended that a full tour of the hotel is the best way to fully appreciate the quality of accommodation.











## EXTERNAL DETAILS

The hotel sits on a mature four-acre leafy plot, approximately half of which comprises the hotel building, the two-tier car parking, the landscaped terrace, manicured shrubberies and extensive well-tended lawns. A similar sized area, which is adjoining the hotel entrance, is lightly wooded with lawns and hedging and with pathways providing a pleasant stroll for hotel guests and it is this area which could be developed to provide additional accommodation by way of lodges or more permanent structures, subject to planning permission.





## THE OPPORTUNITY

After purchasing Dunsley Hall in 2014, our client has invested hugely in the refurbishment of the hotel, both internally and externally over the years and major refurbishment only this year. With no previous hotel experience, they put together an excellent team who run the business with little supervision and, as a result, the trade levels and in particular, the adjusted net profits have been consistently strong. Accounts are available on request. .

Our client is reluctantly looking to sell due to health reasons and after extensive refurbishment of the hotel 2023-2024 offers an enhanced Dunsley Hall as an outstanding opportunity for a more experienced leisure operator to capitalise on the investment already made, with a platform to drive profitability even higher. There is a self-sufficient team in place and has excellent ratings from online travel agents.

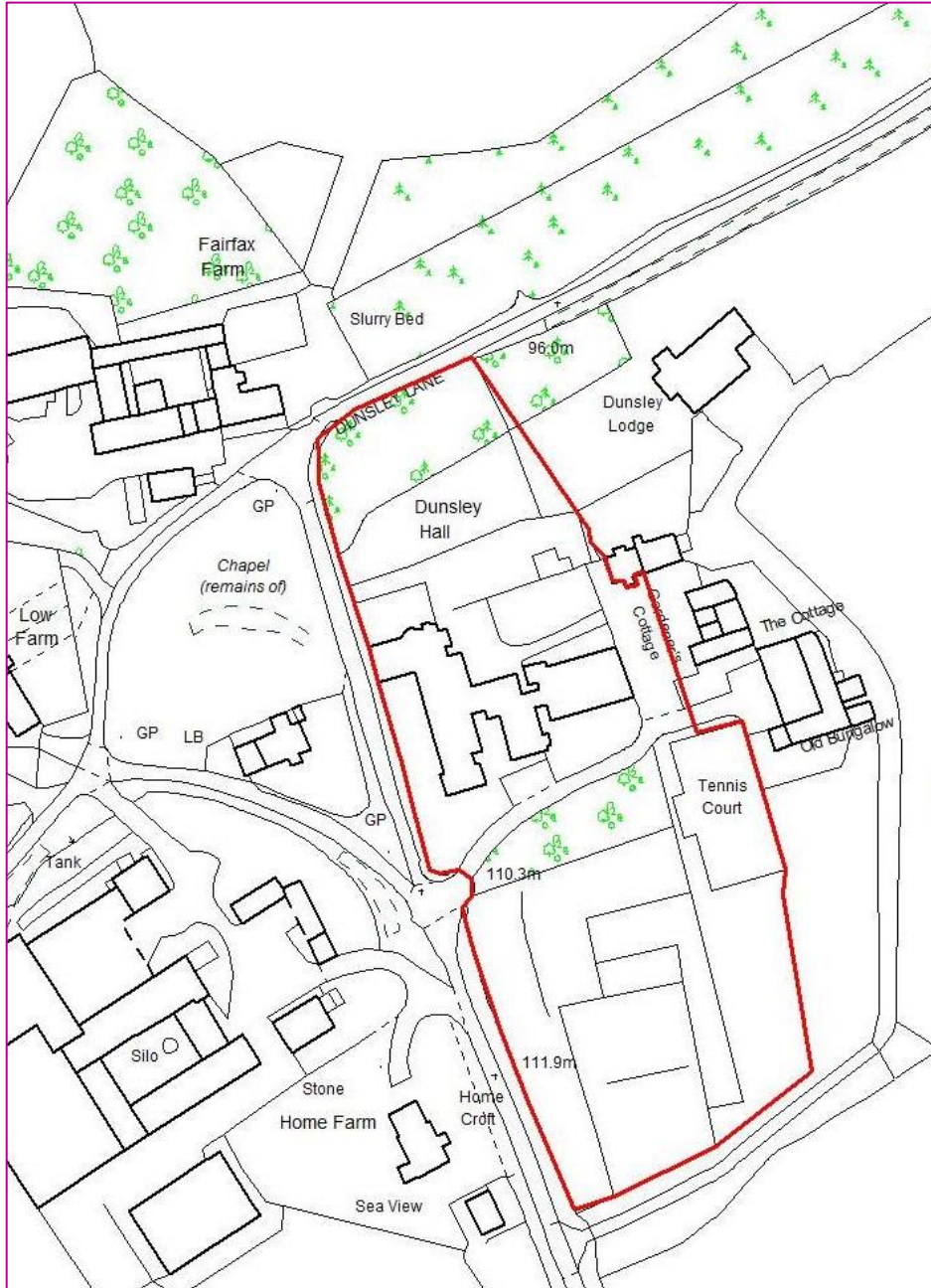
The catering kitchen enjoys a 5-star hygiene rating which is testament to the hard work and ability of the chef, cooking staff and commitment by the whole team.

There is further scope for improvement and development and our client suggests that the introduction of weddings, afternoon teas and the further promotion of conferences and Christmas parties are just a few areas to explore. There is also room to expand the accommodation and a spa/pool would further enhance trade and indeed, our client has already had discussions with the local Planning Authorities in this respect.

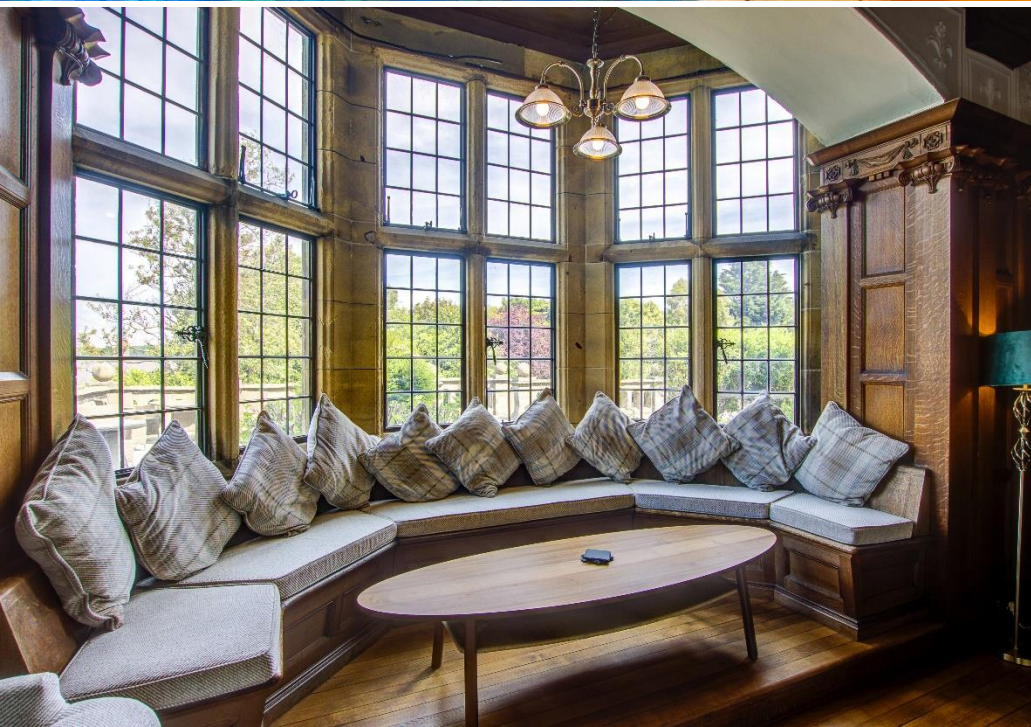




# LOCATION AND SITE PLANS









# INTERNAL FLOOR PLAN









## PRICING

Our client is seeking an asking price of offers in excess of £1,800,000 for the freehold of the Hotel.

## FINANCIAL INFORMATION

Owner's management spreadsheets for the last eight years are available on request.

## VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view, or for further information, please contact:

**Mark Worley**

Director

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