



THE HAYNES ARMS

Jeater Houses, Kirkby Sigston, Northallerton, North Yorkshire, DL6 3TD

Guide Price: £585,000



CHRISTIE & CO

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OVERVIEW

We are instructed to offer for sale the freehold interest in The Haynes Arms. An opportunity to acquire a holiday lodge development site with associated vacant public house.

The site benefits from planning permission for the siting of 20 static caravans and 4 timber pods.

The site is a field located to west of the A19, near Kirkby Sigston

around 5 miles east of Northallerton. It is located immediately to the north of the Haynes Arms public house.

The site occupies a good regional location, close to the North York Moors National Park and the desirable market towns of Thirsk and Northallerton.

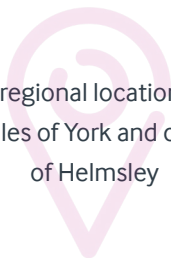
In total the site extends to approximately 3.9 acres and provides the opportunity to create a holiday lodge park with easy access on to the A19. The vacant public house also provides further asset management potential.



KEY INVESTMENT HIGHLIGHTS



Great entry level holiday
park development opportunity



Good regional location within
c. 30 miles of York and c.20 miles
of Helmsley



Opportunities to add value and
develop lodges with planning
permission in place



Asset management potential
of combining the development
of the lodges with existing
or alternative use (subject to
necessary consents) of vacant
public house

SITUATION & LOCATION

The Haynes Arms is situated in a rural yet prominent location off the A19 northbound carriageway. The village of Kirkby Sigston is located close by, where Rishi Sunak owns and sometimes resides in his constituency home. Kirkby Sigston is situated approximately four miles east of the desirable North Yorkshire market town of Northallerton and eight miles north of Thirsk.

Being situated on the edge of the North York Moors National Park, provides an ideal base to explore the surrounding natural landscape, with the highly popular tourist town of Helmsley, providing many independent shops and places to eat and drink, only 20 miles away.

Thimbleby Shooting Ground is approximately 1.5 miles away and has been established since 1988, being one of the country’s premier shooting grounds. Therefore, there is an inherent demand driver for the potential park in respect of visiting parties to this local attraction. The property is accessible to the desirable market towns of Northallerton, Thirsk and Helmsley. Furthermore, the property is still within a 45-minute drive of York and all of its associated attractions which attracts over 1,000,000 international visitors annually.



DEMAND DRIVERS	
Northallerton	5 miles
Thirsk	8 miles
Helmsley	19 miles
York	31 miles

DESCRIPTION

The Haynes Arms is a stone built public house which previously had a good reputation for being a food led business. The pub site including the existing building extends to approximately 0.5 acres, with the adjoining field extending to 3.4 acres.

The pub has been vacant for some time and provides a buyer with the opportunity to refurbish the accommodation internally. The accommodation is set over two floors and extends to 404 sq. m. (4,345 sq. ft.) in total. Externally, there is car parking for approximately 30 cars, plus terraced patio.

THE OPPORTUNITY

The planning permission granted relates to the field to the north of the public house and permits the siting of 20 static caravans, together with 4 timber pods. The application includes access taken through the public house demise, along with extensive new landscape planting.

The Haynes Arms itself is a substantial property in a desirable North Yorkshire location, which has potential to be restored as a pub/ restaurant, but equally would lend itself to conversion for alternative use, subject to obtaining the necessary planning consents.

KEY PLANNING APPLICATION HISTORY

Application Number	Commentary	Date/ Outcome
21/02960/FUL	Change of use of land for the siting of static caravans and camping pods	Granted on 08 December 2023

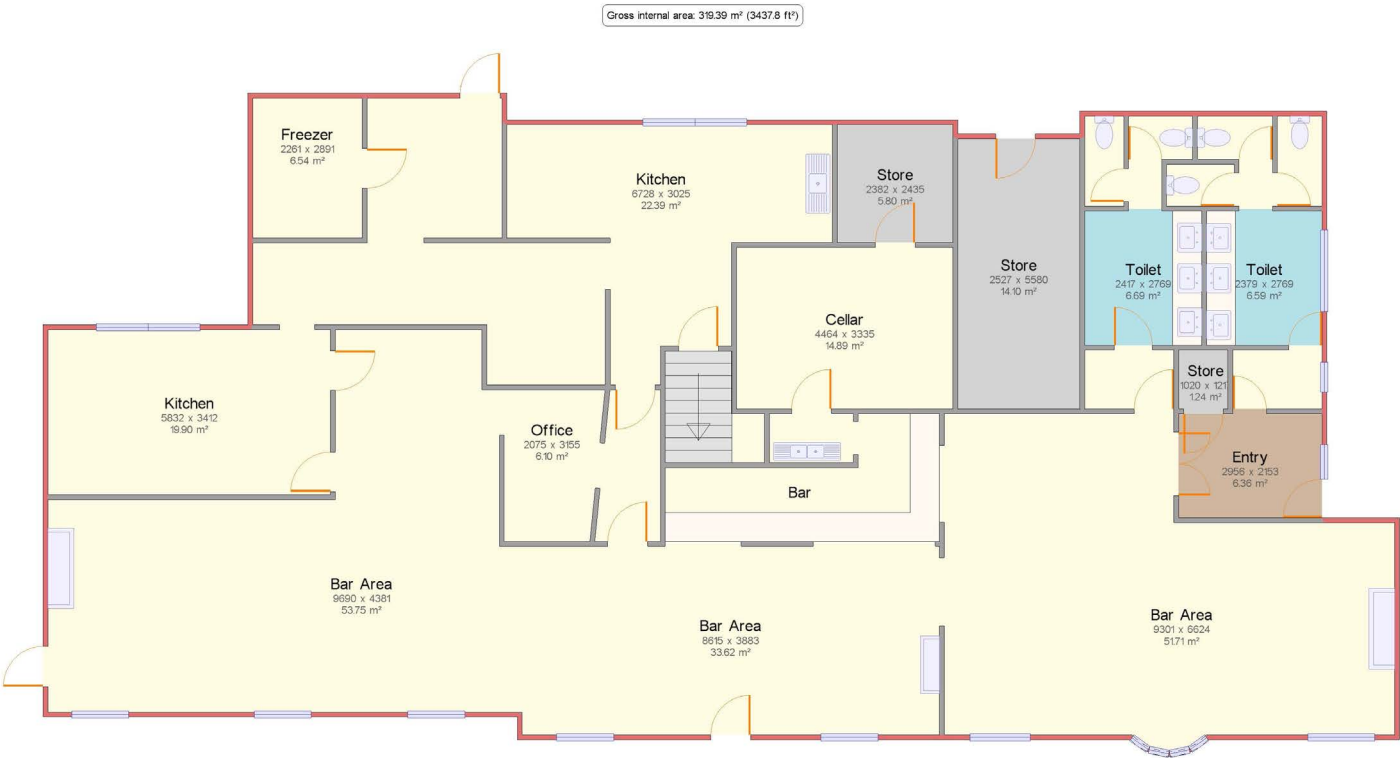


SITE PLAN

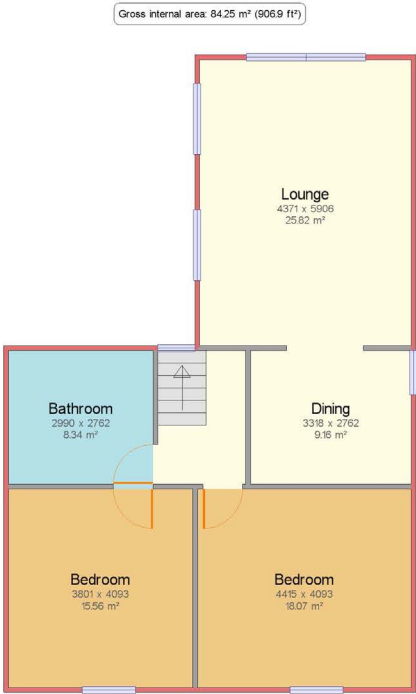




FLOOR PLAN



Ground Floor



1st Floor

ADDITIONAL INFORMATION

TENURE & TITLE

Freehold

The property is held under the following titles:

- NYK191297
- NYK94785

SERVICES

We understand that the property is connected to mains electricity and water. Drainage is via a septic tank. The holiday lodge development will require service installation and any refurbishment of the Haynes Arms will require new services.

EPCS

Property	Rating	Valid Until
The Haynes Arms	E	27 July 2027

PRICE

Guide Price £585,000 for the freehold interest.

STRUCTURE OF SALE

The Property is available for sale on a freehold asset sale basis.

All enquiries relating to this opportunity should be directed to Christie & Co:



CONTACTS



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We can offer both secured and unsecured lending solutions to suit potential buyer requirements.



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