



Sanderson
Weatherall

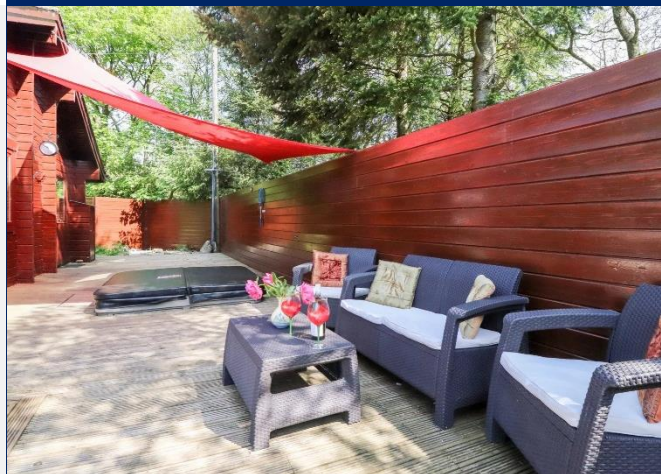
For Sale

Price Reduced



Gisburn Forest Lodge and Land, Tosside, Skipton, BD23 4SD

sw.co.uk/caravanparks



Gisburn Forest Lodge and Land

Established and successful holiday letting lodge and land with planning permission in scenic riverside location in North Yorkshire

Tranquil and scenic site in a superb trading location between the Forest of Bowland and Yorkshire Dales National Park

Total area of approx. 1.8 hectares (4.4 acres)

Planning permission for 4 further lodges with 12 month holiday use.

Existing lodge revenue of £34k per annum

Suitable for a second home or to continue the lucrative letting business

Reduced Guide Price: £400,000

Land with planning permission and access road available separately by negotiation – £150,000

YRK1965

Gisburn Forest Lodge and Land, Tosside, Skipton, BD23 4SD

Situation

Gisburn Forest Lodge is situated in a tranquil and rural setting on the west bank of Tosside Beck between the small villages of Tosside and Wigglesworth in North Yorkshire, close to the Lancashire border. The lodge itself occupies a quiet and secluded setting being approximately 400 metres south off the B6478 accessed via a private track that is included within the property.

Situated between the Forest of Bowland and Yorkshire Dales National Park Gisburn Forest Lodge occupies an excellent holiday location, that is easily accessible from the A65 and within easy reach of a large catchment population from West Yorkshire and Greater Manchester. The lodge is located approximately 8 miles south of the popular market town of Settle, 16 miles west of Skipton, 13 miles north of Clitheroe, 40 miles northwest of Leeds and 45 miles north of Manchester.

Gisburn Forest and Stocks Reservoir are within easy reach which includes the Gisburn Forest Bike trail, a popular mountain bike route and the adjacent Bowland Fell Holiday Park includes the Crow Trees Inn within walking distance. The Old Vicarage Tea room is within a mile and The Plough public house and restaurant is 3 miles east in Wigglesworth.

Gisburn Forest Lodge

Gisburn Forest Lodge is a bespoke lodge of traditional log on log construction that provides a very popular letting lodge in a secluded and picturesque location. It has a covered verandah along the front elevation with double glazed timber framed windows beneath a pitched slate tile roof. A large private timber deck to the rear of the lodge includes a sunken hot tub and patio furniture providing a superb outdoor entertaining space and with views south across a large fenced paddock that is presently for exclusive use of the lodge.

Access to the property is direct from the B6478 Long Preston to Clitheroe Road via a circa 400 metre private drive within the ownership of the property. Rights of way are reserved for the adjacent Melling Dub Farm and the farm and private dwellings to the south at Tosside Fold. A gated access off the private road leads to the Lodge which enjoys a large plot with private fenced paddocks ideal for pets and as a children's recreation area.

The Lodge is fully furnished and equipped to a high standard as a holiday let and is presently marketed through Sykes Cottages and Booking.com. It has a 4.7 rating with Sykes and Superb 9.3 rating with booking.com. It is centrally heated with an oil fired boiler and the accommodation includes an open plan living/dining room, kitchen with electric oven and induction hob, bathroom with bath, basin and WC, double bedroom with ensuite shower room, twin bedroom and a single bedroom. It sleeps up to 5 persons and presently allows 2 well behaved dogs. Outside it has a double timber garage.

The website for the property can be viewed at gisburnforestlodge.co.uk

The Land

The site in total extends to an area of approximately 4.4 acres and includes the long private access road leading to the Property from the B6478. The site widens adjacent to Melling Dub Farm with Gisburn Forest Lodge itself occupying a spacious well screened plot of approximately 1 acre.

To the south of a mature leylandii hedge is a further parcel of pasture extending to approximately 1.5 acres. It is bounded by Tosside Beck to the east and the private access road to the west with views over open fields to the south. Planning permission is approved for a development of 4 lodges with 12 month holiday use. The proposed layout creates a spacious development with privacy between the lodges and with each including a decked with the plot leading down towards Tosside Beck.

This area can be acquired separately by negotiation to include the access road. It may be suitable for alternative lodge schemes, subject to planning or simply to develop a single private holiday lodge in a spacious setting.





Planning Permission & Site Licence

Planning permission reference 2021/22934/FUL was approved on 15th November 2021 by Craven District Council for the provision of 4 holiday lodges on the parcel of land to the south of Gisburn Forest Lodge.

Copies of the planning decision notice, proposed plans and elevations are available on request or can be viewed at [Simple Search \(cravencd.gov.uk\)](https://www.cravencd.gov.uk)

Applicants are advised to make their own planning enquiries.

Services

Water: Private borehole supply with water storage tank.

Drainage: Private treatment plant served Gisburn Forest Lodge

Electricity: Mains supply. Proposed air or ground source heat pumps to serve the new lodges.

No services have been tested.

Property Taxation

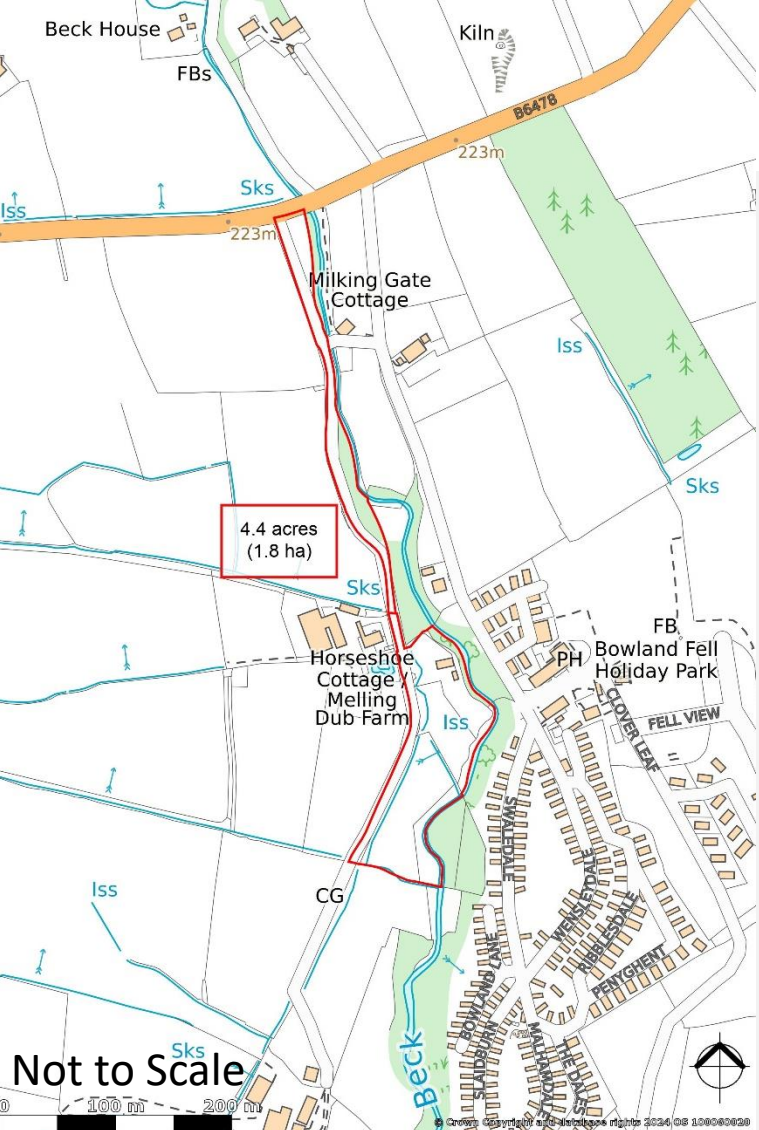
The property is presently listed as Bramble Bank Lodge in the rating list and is assessed as a self-catering holiday unit and premises with a rateable value of £1,925. We understand it presently qualifies for Small Business Rates Relief.

Covenants, Easements and Rights of Way

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not.

Without prejudice to the foregoing, the property is sold subject to:

- a. A public footpath runs down the length of the private access road serving the property.
- b. Both Melling Dub Farm and Tosside Fold have rights of access across road serving the property.



SITE PLAN_AS PROPOSED 1:750 @ A3

Site Plan Key

- 1 Proposed lodge
- 2 Proposed access track
- 3 Proposed parking
- 4 Proposed planting
- 5 Existing access
- 6 Existing access track
- 7 Bowland Fell Park
- 8 Field
- 9 Tosside Beck



Proposed access track



Proposed Grasscrete parking



The Business

Gisburn Forest Lodge is presently marketed through Sykes Cottages and www.booking.com as well as taking private, repeat bookings and in the last 2 years averaged occupancy of 69%.

Gross revenue in the last 2 years has averaged £33,500 with an average net profit of just under £20,000.

Weekly letting tariffs range from £675 to £1,420 per week with 3-night weekend breaks ranging from £611 to £1,216.

Detailed financial information can be made available on request to seriously interested applicants who have viewed the property.

Tenure

The property is held freehold under Title number NYK242127 as delineated on the site plan attached (for identification purposes only)

Method of Sale

The assets comprising the freehold property including the fixtures, fittings and furnishings of Gisburn Forest Lodge that is equipped as a holiday letting property are available for sale and are offered as a going concern. Future holiday bookings will be transferred to the purchaser.

Guide Price

Price reduced to £400,000 (Four Hundred Thousand Pounds)

A sale of the land with the benefit of planning permission for 4 lodges and to include the access road may be considered with a guide of £150,000.

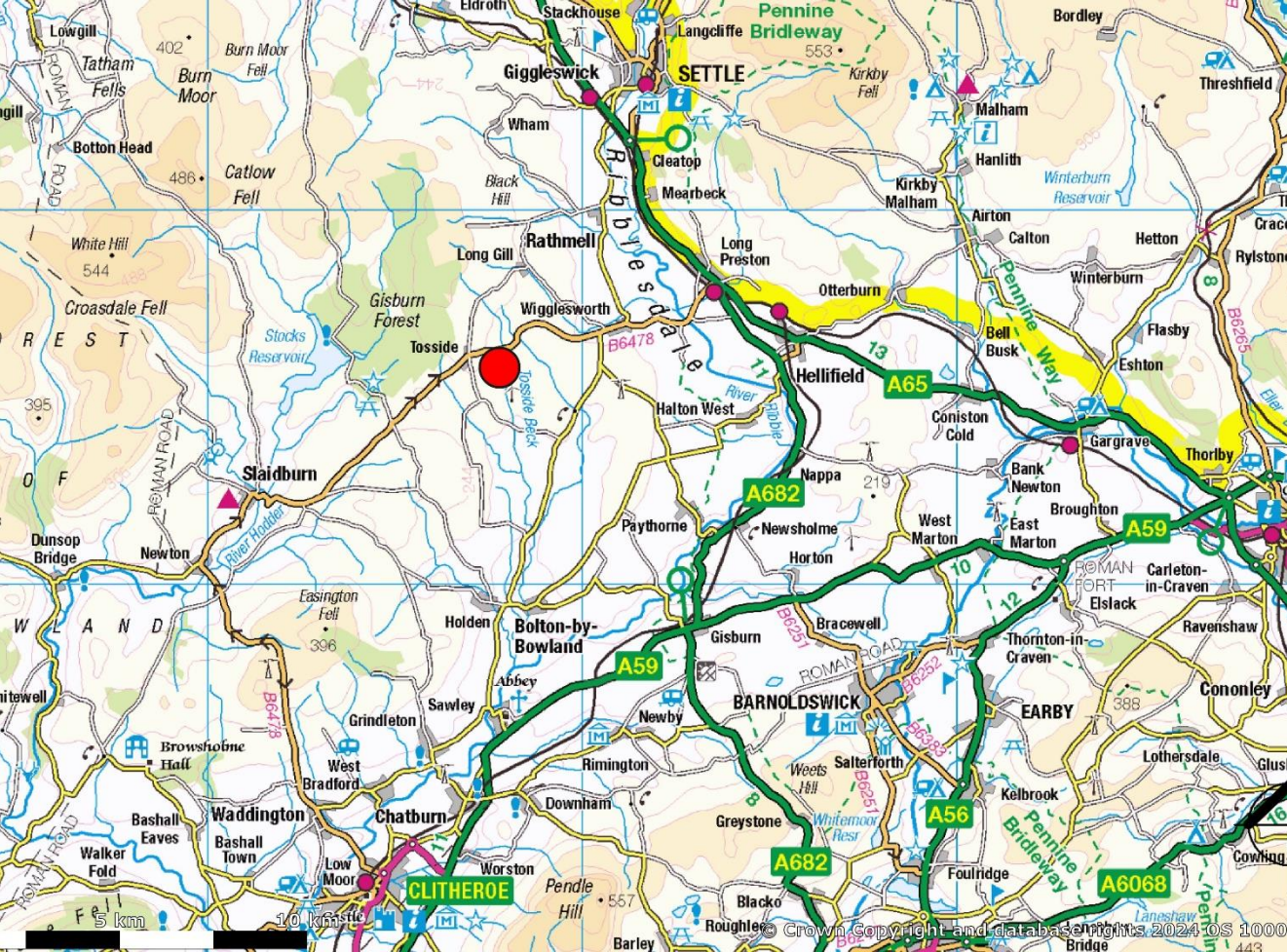
Sale Information Pack

A pack containing further detailed information can be provided following a viewing of the property.

Anti-Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification along with proof and confirmation of the source of funding will be required from the successful purchaser.





VIEWING Strictly by prior appointment with NO direct approach or visitors to the park.

For further information please contact the vendor's Sole Selling Agents Sanderson Weatherall

Adam Burkinshaw

01347 822005

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