



REF. 10591
Business and
Freehold Property
and Land
£1,250,000



Brief description:

This is an outstanding opportunity to acquire a very well-known Equestrian Centre, Livery, Cattery and Glamping Pods Business and Property **'Buckstone Equestrian Centre and Livery'**, **'Buckstone Cattery'** and **'Buckstone Luxury Camping Pods'**, which is only offered for sale due to our client now, after many happy years, wishing to take a well-deserved retirement.

Buckstone consists of a riding school, livery, cattery and since August 2020 is now home to 5 luxury camping pods, as well as a detached 4 bedroom property and separate one bedroom cottage.

This excellent equestrian opportunity is a friendly, welcoming livery yard and riding stables with indoor school, outdoor menage, turnout pen along with grazing paddocks. All set within circa 24 acres of land. It is the ideal location to enjoy a hack out on quiet country roads and traffic-free tracks and bridleways in Bronte country, at Buckstone every horse or pony ride or experience is tailored to suit individuals' specific requirements, including those with special physical or mental health needs. Buckstone also offers a number of much-sought-after livery places in its purpose-built stables for 36 horses/ponies.

Buckstone Cattery is a boarding cattery taking care of cats from Skipton, Colne, Keighley and the surrounding areas. The beautiful cat lodge consists of 14 comfortable split-level chalets in a state-of-the-art custom building. Each chalet is equipped with everything needed to make the cat's feel at home during their stay. They all have their very own outside area where the cats can enjoy some fresh air in complete safety.

Buckstone boasts 5 luxury camping pods, each pod is set within its own private veranda and features everything you needed for a self-catering holiday as well as a hot tub.

Over the years, our client has established an excellent reputation and therefore attracts a local and loyal clientele as well as those from further afield.

We trust this business will prove a resoundingly successful acquisition, for a dedicated enthusiastic working proprietor to continue to exploit the full potential and derive maximum profits. Early inspection of this magnificent opportunity is strongly recommended even for the most discerning of purchasers.

Location:

The business is nestled on the scenic North Yorkshire moors, just a short drive from East Lancashire and the towns and villages of West Yorkshire.

Staff:

The business is run by our client, 1x full-time member of staff and a rota of 4 part-time members of staff.

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Premises description:

The large extensive facility lies within circa 24 acres of land with stunning views and surroundings.

The Equestrian facilities are extensive with stabling for 36 horses/ponies and large indoor riding school and outdoor riding arena, perfect for all year-round operations.

Separate purpose-built (2018) cattery unit, with housing for 14 individual cattery pens and licensed to house 20 cats, which has been maintained to our client's high exacting standards fitted with all necessary fixtures, fittings & equipment.

The 5 luxury glamping pods include external decking and hot tub facilities and internally provides a kitchenette style living and sleeping area with shower facilities and W/C. They have been extensively fitted with modern and valuable fixtures, fittings & equipment.

Main residents 4 bedroom character detached stone-built property with private garden. Ground floor comprises 2 bedrooms (1 ensuite and 1 double room), kitchen/diner with electric AGA, house bathroom, large lounge with traditional character fireplace, utility/storeroom and integrated garage. First floor with mezzanine landing with 2 additional bedrooms and W/C.

1 bedroom cottage comprising lounge, kitchen, bathroom and bedroom. Currently on AST achieving £550 per month.

Average takings:

Turnover £188,435 on year-end 2023 accounts, increasing year on year with £207,000 for the year-end 2024.

Excellent profits achieved.

Glamping pods currently running at 40% compact with our client only marketing via Facebook, there is immense scope to increase turnover and maximize profits by utilizing sites such as Air B&B and Glamping Hub.

This opportunity oozes with potential in the hands of a dedicated working family to exploit its full potential and derive maximum profits.

Business address:

Buckstone Equestrian Centre and Livery, Buckstone Lane, Sutton-in-Craven, Keighley, West Yorkshire, BD20 7BD

Viewings:

We ask prospective purchasers to please respect the confidentiality involved in the sale of this business and therefore request that viewings are arranged via ourselves by telephoning our offices.

