

Clapham Holme Farm, Hull Road, Great Hatfield, Hull, HU11 4UX

FINE & COUNTRY

AN EXCEPTIONAL BUSINESS & LIFESTYLE OPPORTUNITY







Established Events Venue & Holiday Let Business - With the Opportunity to Acquire Additional Property, Land and Leisure Facilities

An exciting and increasingly rare opportunity to acquire an established events and wedding venue together with seven high-quality holiday cottages and an adjoining two-acre field, offered at a guide price from **£1,100,000.**

Set within an attractive rural setting, this versatile business offers an incoming purchaser the opportunity to take over an established hospitality and events operation, with multiple income streams and considerable scope for future development.

The main offering comprises an impressive events barn extending to approximately 5,000 sq ft, incorporating reception and wedding facilities, a spacious bar, wedding hall and catering areas, alongside seven beautifully presented two and three-bedroom holiday cottages, finished to a high standard.

The adjoining two-acre field provides further flexibility and potential, subject to any necessary planning permissions.













An Opportunity to Expand Further

In addition to the main offering, purchasers will have the opportunity to acquire further adjoining assets, creating the potential for a much larger and more comprehensive hospitality and leisure destination.

These additional assets comprise:

- A detached three-bedroom farmhouse.
- A private fishing lake.
- An established caravan and camping site.

This provides an exciting opportunity for buyers wishing to combine weddings, events, holiday accommodation, fishing, touring caravans and camping within one substantial rural business.

From the Agent's Perspective

Opportunities of this nature are rarely available, particularly where an established events business and holiday accommodation operation can be acquired together, with the option to expand into additional leisure and tourism facilities.

The existing business benefits from an established reputation, an attractive rural setting and a range of facilities capable of generating income throughout the year.

The seven holiday cottages provide excellent accommodation for visitors, while the substantial events barn offers an impressive setting for weddings, celebrations and private functions.

With future bookings already secured, an incoming purchaser has the opportunity to take over an established operation with an existing customer base, rather than starting a business from scratch.

The additional availability of the farmhouse, fishing lake and caravan/campsite makes this an especially interesting proposition for investors, hospitality operators or those seeking a substantial lifestyle business with multiple potential revenue streams.







A Rare Opportunity with Flexible Acquisition Options

Whether you are looking to acquire an established wedding and holiday accommodation business, or seeking a larger rural hospitality and leisure destination with the additional farmhouse, fishing lake and campsite, this is an opportunity worthy of serious consideration.

The sale provides genuine flexibility, allowing purchasers to acquire the core business and land from £1.1 million, with the opportunity to negotiate the additional assets separately.

Council Tax
Council Tax is payable to the East Riding of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band D.*

Fixtures & Fittings
Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.

Disclaimer
*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings
Strictly by appointment with the sole agents.

Mortgages
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country office. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



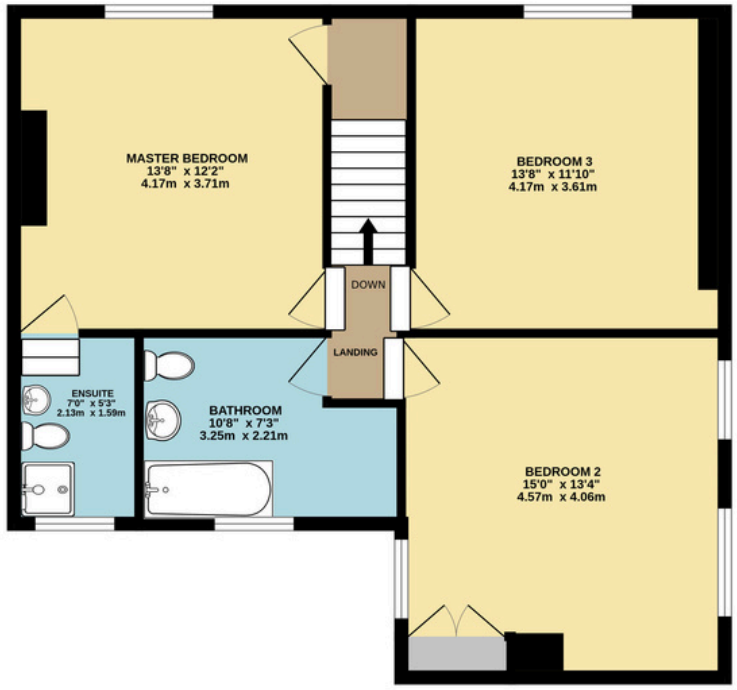




MAIN HOUSE GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



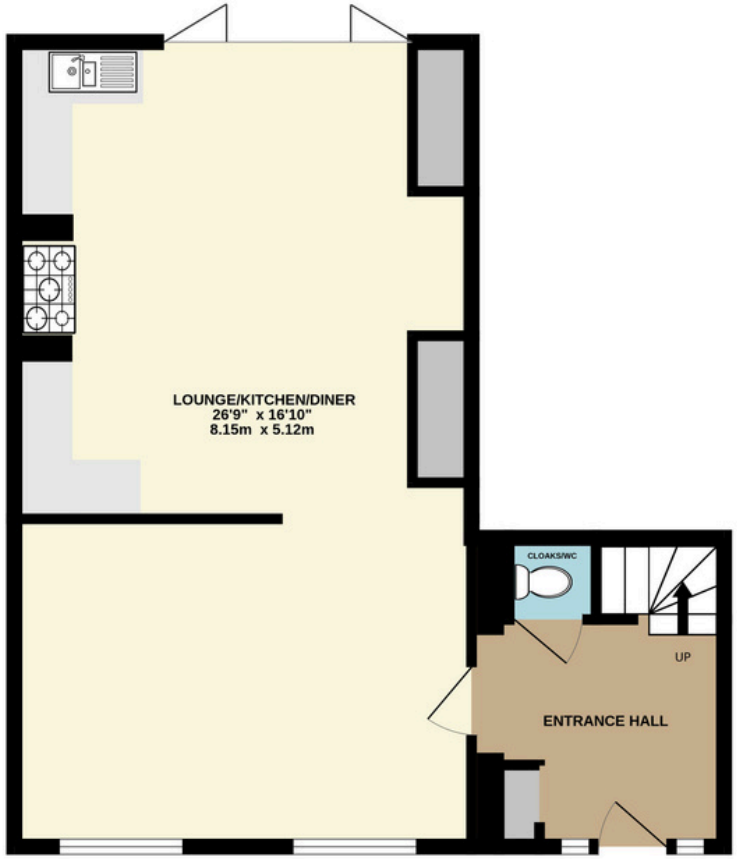
MAIN HOUSE 1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



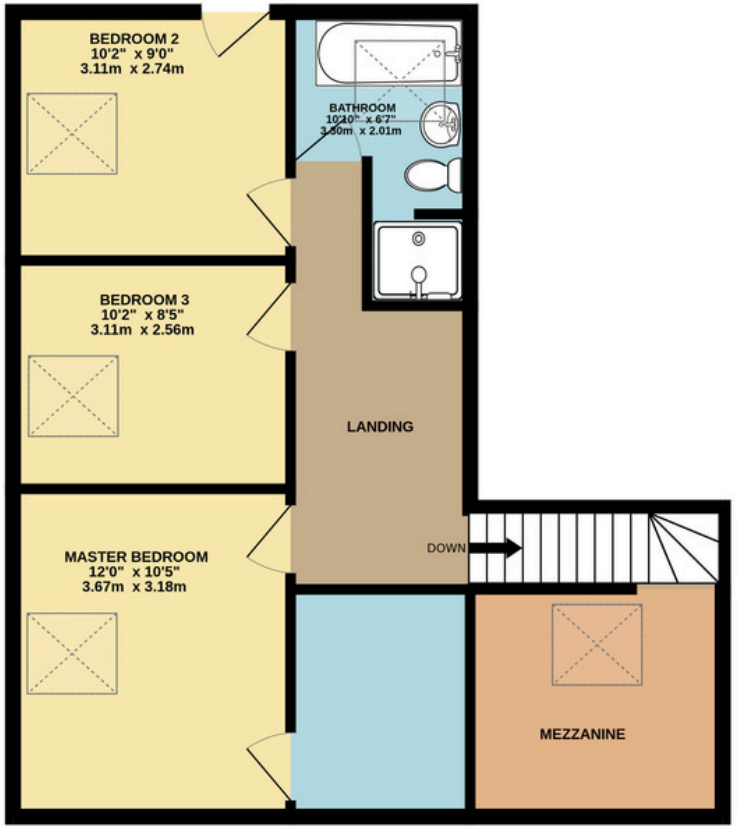
TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE CART HOUSE
GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



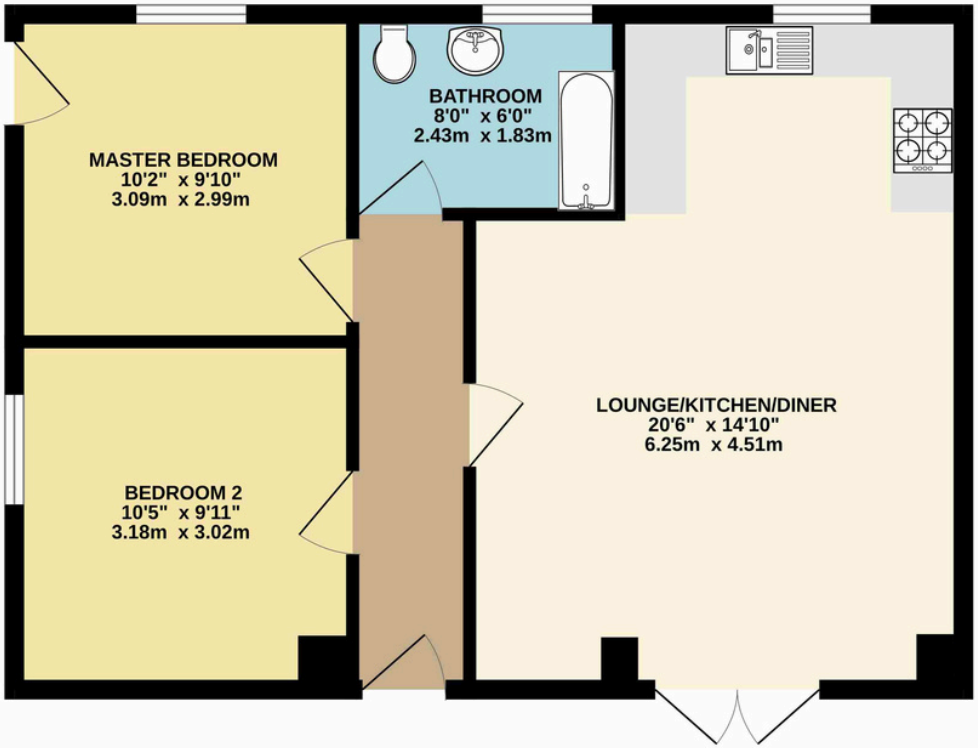
1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



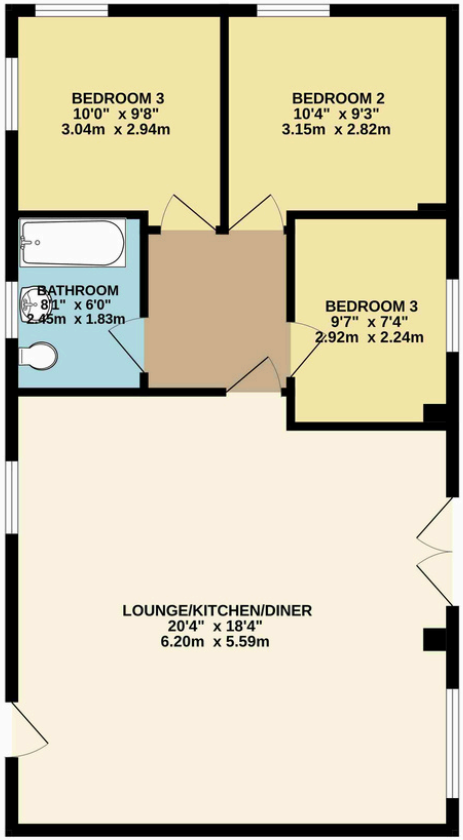
TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

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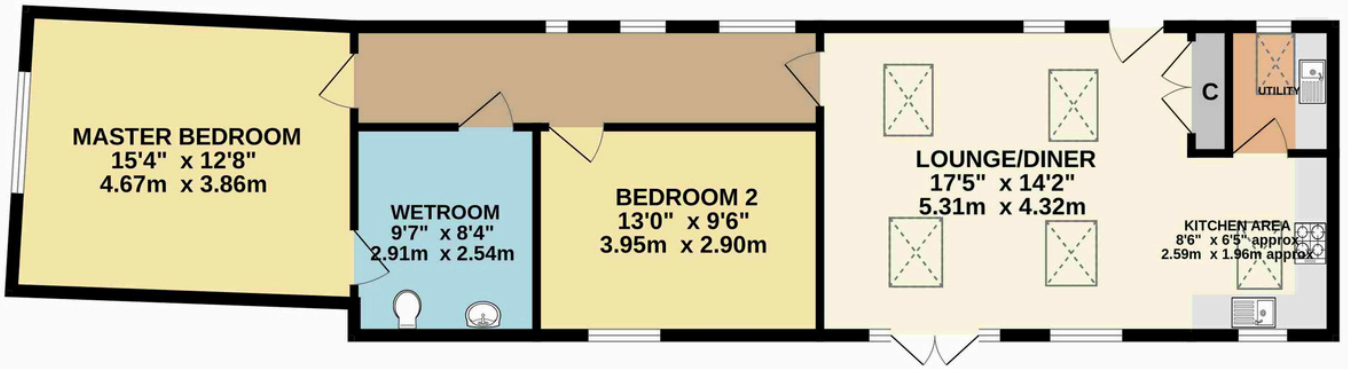
DAFFODIL
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



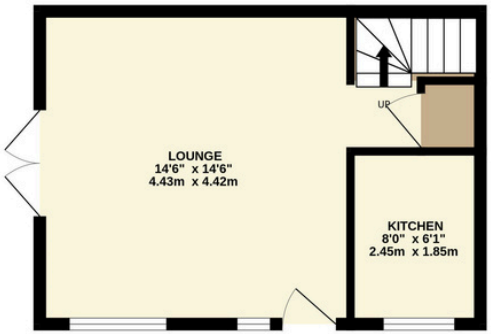
PRIMROSE
GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



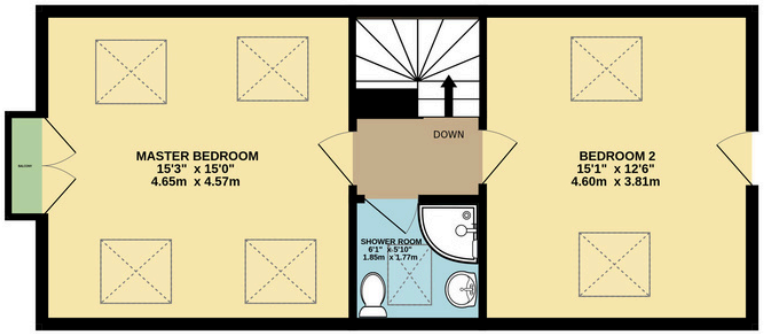
BLUEBELL
GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



HAY LOFT
GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



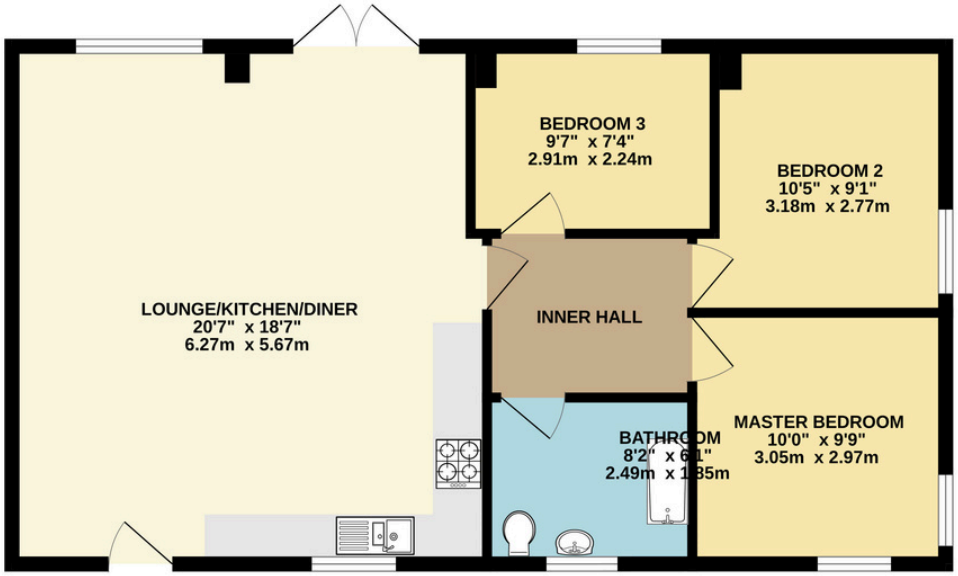
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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COWSLIP
GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.

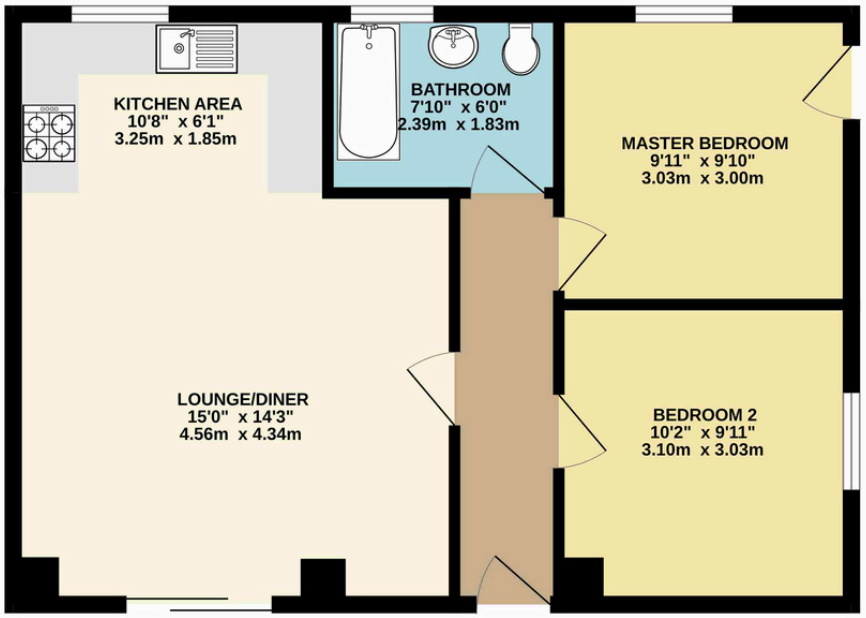


CLAPHAM HOLMES FARM COWSLIP

TOTAL FLOOR AREA : 736 sq.ft. (68.4 sq.m.) approx.

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SNLOWDROP
GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



WEDDING HALL BARN AND WEDDING HALL
5567 sq.ft. (517.2 sq.m.) approx.



TOTAL FLOOR AREA : 5567 sq.ft. (517.2 sq.m.) approx.

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The Property Ombudsman SALES