

DEIGHTON LODGE

York Road, Deighton, York, YO19 6HQ

Freehold: £1,500,000 | Ref: 5444142

KEY INVESTMENT HIGHLIGHTS

- An outstanding, luxury rustic themed wedding venue and wellness retreat
- Beautiful and peaceful countryside location approximately 4 miles from York
- 200 capacity wedding barn with licensed bar, two snugs and reception area
- Yoga & wellness studio and 3.6 acres of farmland
- Stunning 9-bed farmhouse with fully equipped kitchen
- Patio terrace, hot tubs and manicured gardens with ornamental lake
- Excellent reputation and reviews
- Healthy turnover and profits with scope to further expand and develop trade



LOCATION

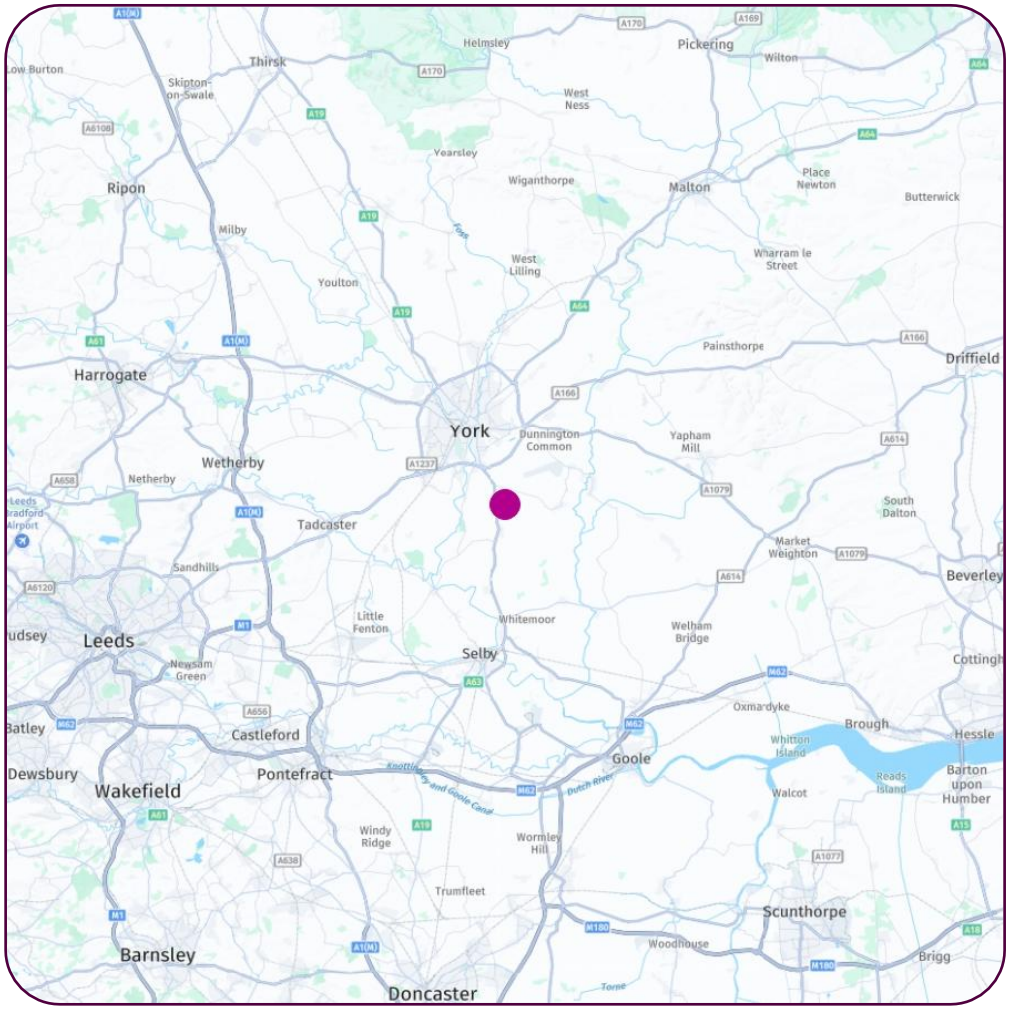
York Road, Deighton, York, YO19 6HQ

Deighton Lodge is ideally set surrounded by peaceful and pretty North Yorkshire countryside but conveniently situated around four miles from the world famous and historic city of York.

Nearby, there are a wealth of quaint villages while slightly further afield are larger towns such as Selby, Wetherby and Malton.

The excellent road links including the A19, the A64, the A1(M) and the A59 as well as the mainline rail network, provide wider regional access to many of the counties' larger population centres such as Leeds, Scarborough and Doncaster.

Nearby attractions include York city centre, York Designer Outlet shopping centre and the Yorkshire Air Museum. The location is ideal for exploring the surrounding countryside or, within an hour's drive, the beautiful beaches of Yorkshire's East Coast.





THE VENUE OVERVIEW

Set in around 3.6 acres of farmland and with panoramic rural views which ideally compliment the rustic theme of this wonderful wedding venue and yoga/wellness retreat. The main elements of the property are the lovely nine-bedroom farmhouse with eight en-suite bathrooms, the yoga studio with calming and relaxing countryside views, the 200-capacity wedding barn with bar and snugs and finally, the patio terrace and manicured gardens which look out over the surrounding Yorkshire landscape.

THE FARMHOUSE

Providing comfortable and luxurious accommodation, and a very useful addition to the wedding operation, the farmhouse can sleep 26 guests across its nine well-appointed bedrooms, eight of which are en-suite and two of which feature roll top baths. Three of the nine rooms, Castle, The Bridal Parlour and Minster, all have separate access from the main building. Externally, there is the dining patio terrace which provides a relaxing and picturesque environment with hot tubs, egg chairs, a BBQ and a fire pit all making the most of the views of the gardens and the panoramic vista beyond.







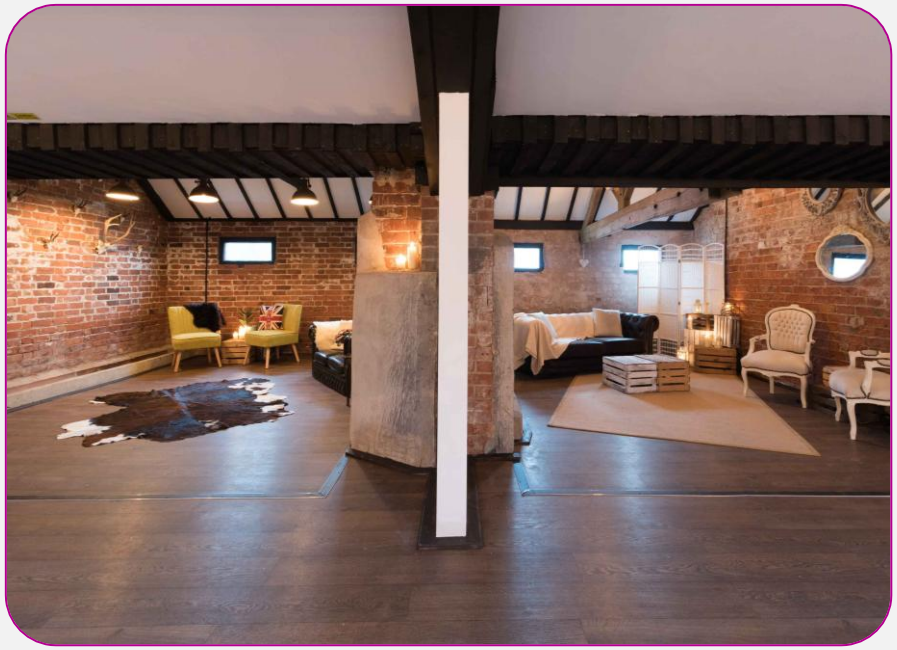

THE GRAND OLD DUKE

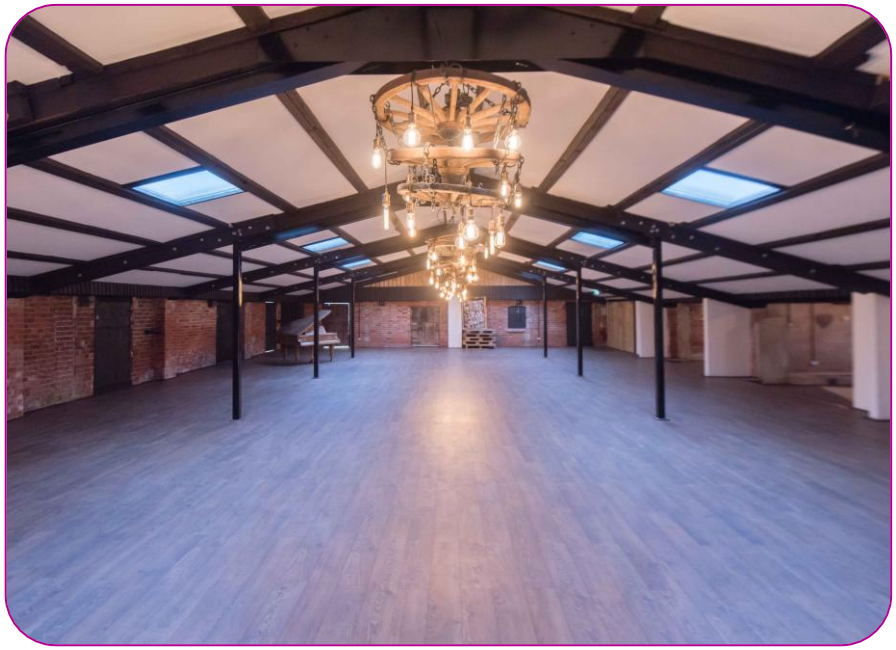


THE WEDDING BARN & YOGA STUDIO

With capacity for up to 200 guests, the highly impressive wedding barn boasts inventive and quirky agricultural-inspired features. This highly versatile and adaptable venue includes its own bar, two cosy snugs and a striking glass-fronted reception area, offering over 400 square metres of flexible space to create truly bespoke wedding celebrations. The spacious studio is light, airy and enjoys a peaceful leafy outlook, making it equally well suited to yoga and wellness retreats.















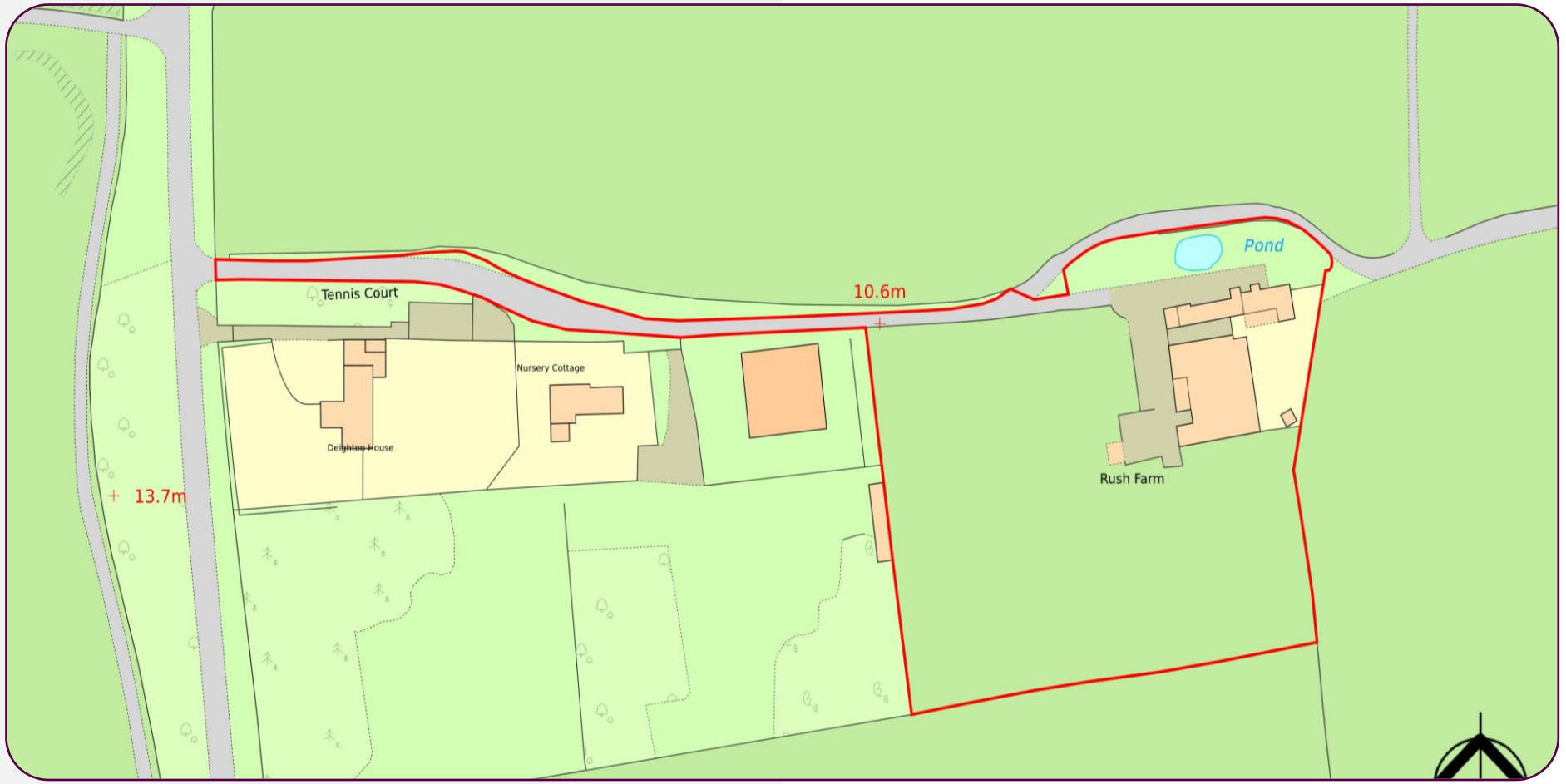




EXTERNAL DETAILS

Deighton Lodge is located on a site measuring approximately 3.6 acres, there is a well-maintained gravelled driveway leading off the A19 providing access to the venue. There is ample parking for guests including a large field to the front of the property.

The potential exists for a new owner to explore the possibility of further accommodation options on the site, including pods and lodges (subject to obtaining planning permission).



THE BUSINESS

Adaptability and versatility are key to the success of the venue, with clients being able to personally create and design their own bespoke event, whether that be their dream wedding, a stay for a special occasion, visiting the area or a wellness themed gathering. Catering is presently outsourced allowing for greater flexibility on cuisine styles and the yoga program is also externally provided however the expansion of the existing kitchen would allow catering to be brought "in house" if required and various external buildings have already been part developed and when completed could provide further income streams such as a bridal suite, glamping pods and yurts. There is a further area off the main bar which has building regulations and could be developed into a bridal parlour.

The business is being sold due to the current owners living overseas but is fully staffed with a general manager, housekeeping and grounds staff.

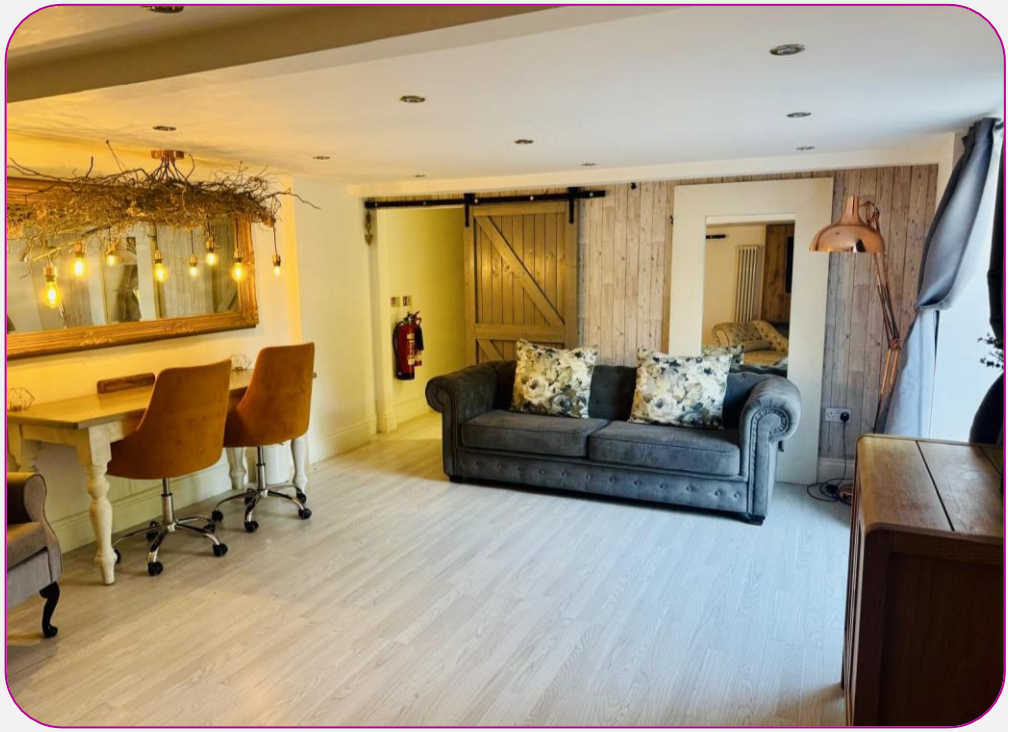


THE OPPORTUNITY & TRADING INFORMATION

Deighton Lodge is a beautiful property located close to York. The property offers various income streams including weddings and events, short stay Air B n B breaks, exclusive use hire and wellness experiences. The tranquil setting of the property, but very convenient location, make this a rare opportunity in the Hospitality sector. The owners of the property live overseas therefore Deighton Lodge has huge scope for a new owner to significantly increase the turnover of the business. This multi use property really is an excellent opportunity for a more hands on owner. Deighton Lodge already has an excellent reputation gained during our clients' ownership over the last 13 years. The business is now ready for a new owner to take advantage of this reputation and the facilities on site to reach the next level. Deighton Lodge has a wedding licence for the rustic barn area and also the superb garden area.

The website of the business is www.deightonlodge.com

Accounts for the year ended 31st August 2025 show net of VAT sales of £287,440. Further trading information can be supplied on request.





CONTACTS

Enquiries regarding the business should be made exclusively to Christie & Co. Please do not contact the management or staff directly.



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