



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



ESTABLISHED HOLIDAY LET AND WEDDING BUSINESS WITH FARMHOUSE, PRIVATE LAKE AND OVER 11 ACRES



Set within more than 11 acres of countryside, this established holiday let and wedding business includes a detached period farmhouse, a private lake, 7 modern 2 and 3 bedroom holiday cottages finished to a high standard, and extensive wedding facilities including a 5,000 sq ft reception barn, large bar, wedding hall and catering areas. With disabled facilities, future bookings already secured, and a location just 7 miles from Hornsea and around 20 minutes from Hull and Beverley, this is a ready-to-run business with an excellent reputation.

From the Agent's Perspective

Businesses of this quality rarely become available, especially those with such a strong reputation and a wide range of income opportunities. The current owners have created a successful destination for both holiday guests and wedding celebrations, giving the next owner the chance to take over a business that is already performing well and ready to continue from day one.

The seven two and three bedroom holiday cottages have all been finished to a high standard with modern interiors, while the impressive wedding facilities include a 5,000 sq ft reception barn, a spacious bar, wedding hall and well-equipped catering areas. The private lake, extensive grounds and detached period farmhouse all add to the appeal, creating an attractive setting for guests and owners alike. Disabled facilities are also in place, allowing the venue to welcome a wider range of visitors.





One of the biggest advantages is the security of future bookings, with weddings and holiday stays already confirmed into next year and beyond. This gives new owners immediate business from the moment they take over. As this is an established going concern, there is no need to spend time building a customer base, allowing buyers to focus on maintaining the excellent standards already achieved and exploring further opportunities if they wish.

The sale comes about only because of ill health, making this a genuine opportunity to acquire a profitable family-run business with an excellent trading history. Full accounts and detailed business information are available to registered buyers, providing confidence in what is on offer. Whether you are looking for a lifestyle change, a new business venture or the chance to work from home while running a successful enterprise, this is an opportunity that deserves serious consideration.



From the Owner's Perspective

From the moment we drove up the lane to this then-derelict pig farm, we fell in love with the place. We knew we had an enormous task in front of us renovating derelict Barns , old pig sheds and The Farmhouse . Over the last 20 years we have loved living here, escaping to the country !!! Along with our family, our grandchildren have grown up loving staying and playing here from hide and seek to den making and looking after the animals on the petting farm !! We have met some wonderful holiday guests over the years, with many repeat bookings, who we now call friends. Many, many couples have married here and we have had enormous pleasure in being part of their special day . As we drive down the lane for the last time we will be Happy /Sad - Sad we are leaving our life's work but Happy to start our new adventure RETIREMENT !!

Tenure

The tenure of the property is freehold.



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.

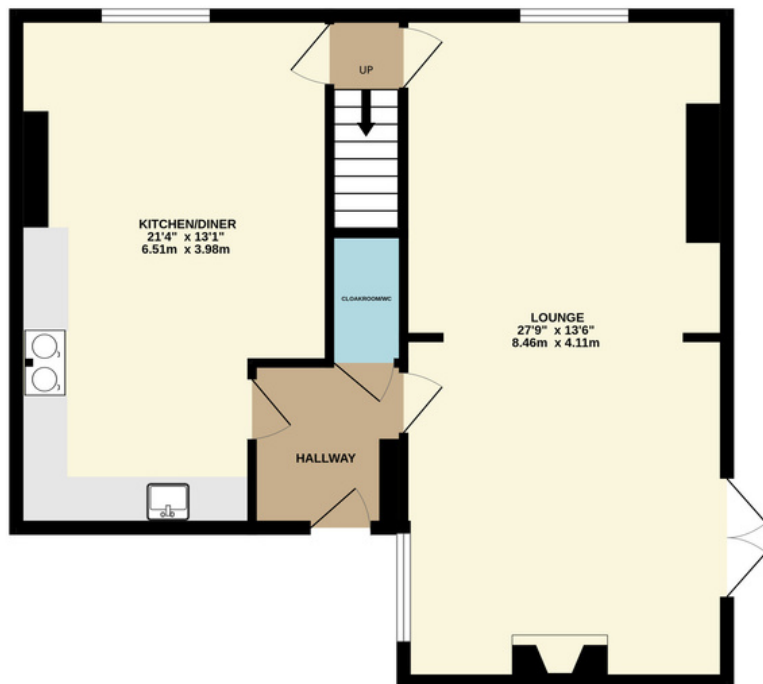
Mortgages

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.

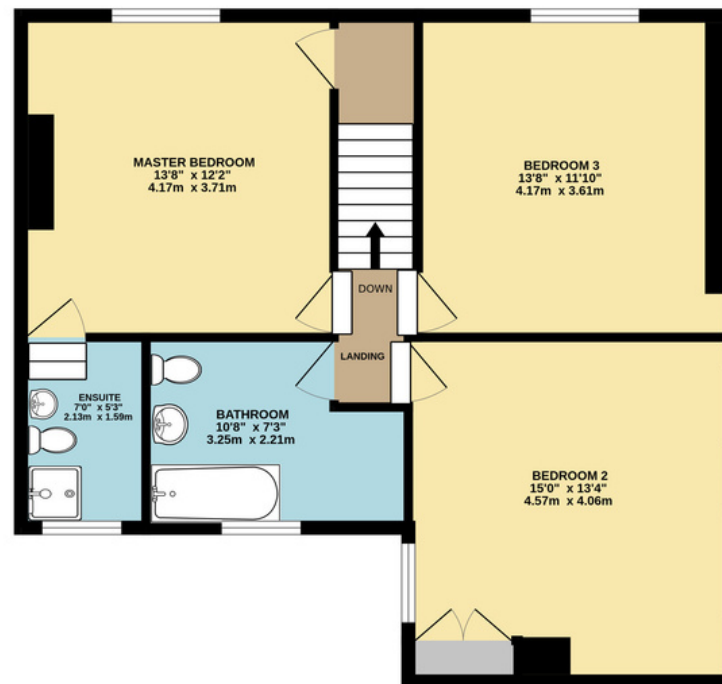
Important Buyer Information: To progress your offer, we are legally required to verify your identity, confirm your source of funds, and assess affordability. This process incurs a fee of £50 (inc. VAT) for sole buyers, or £100 (inc. VAT) for joint buyers, regardless of the number of individuals involved.



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



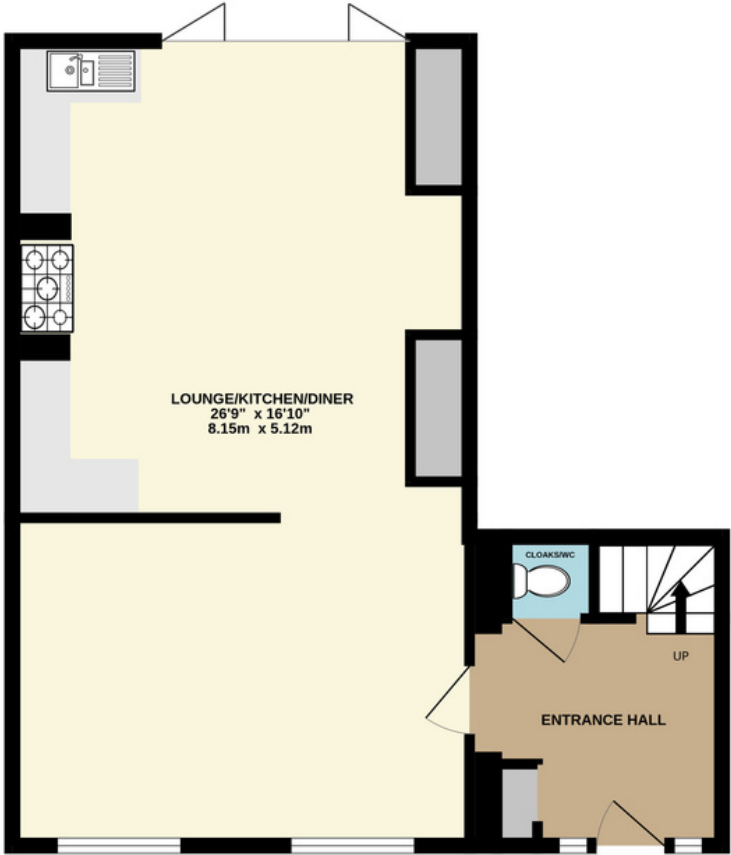
MAIN HOUSE 1ST FLOOR
701 sq.ft. (65.1 sq.m.) approx.



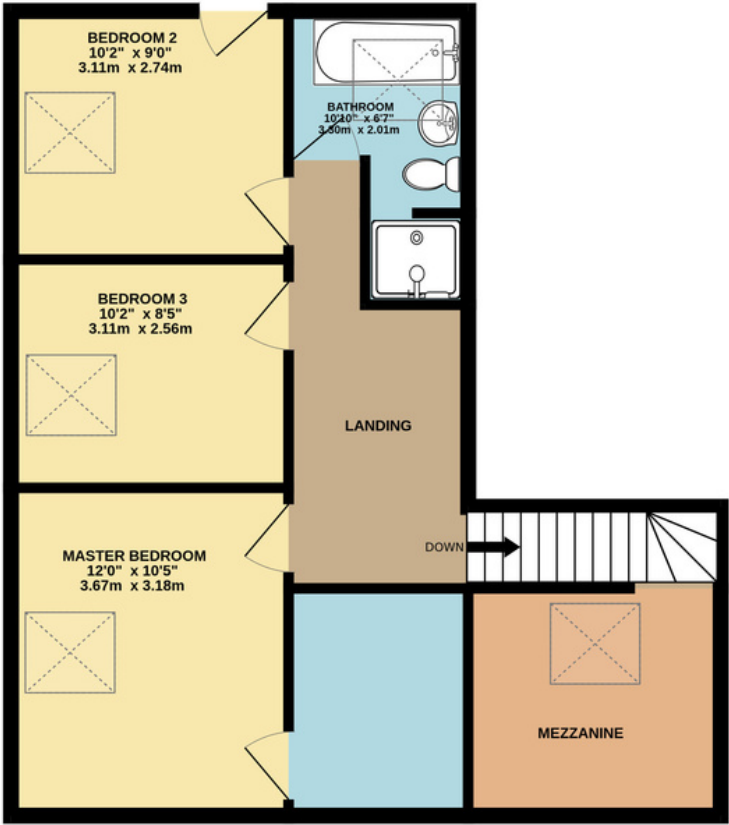
TOTAL FLOOR AREA : 1397 sq.ft. (129.8 sq.m.) approx.

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.



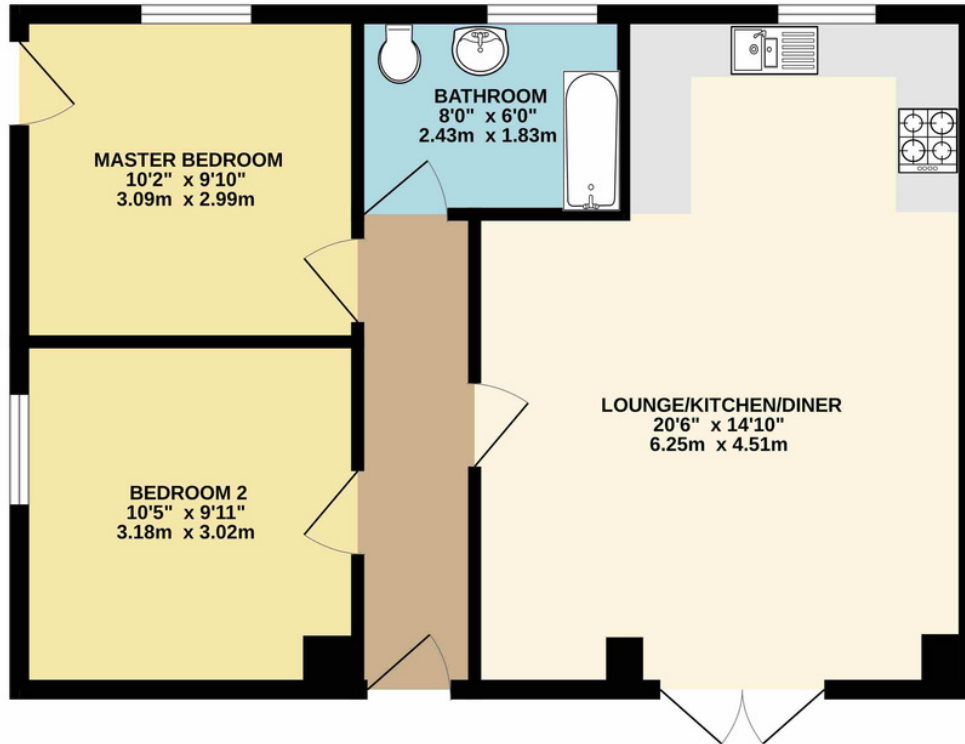
1ST FLOOR
602 sq.ft. (55.9 sq.m.) approx.



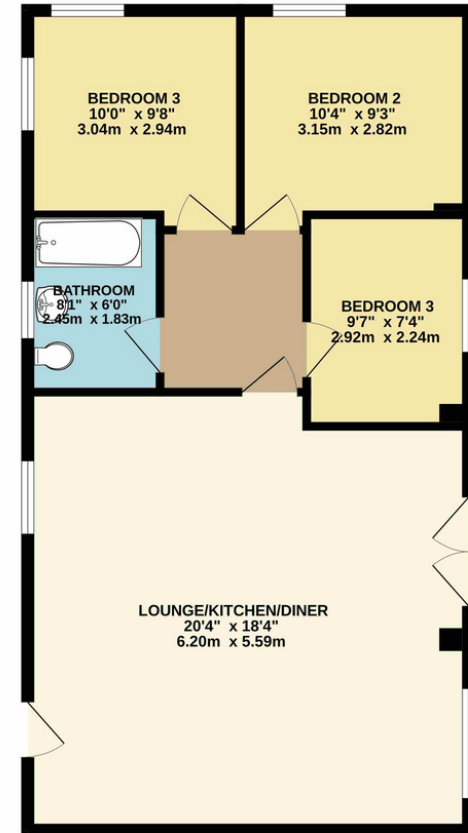
TOTAL FLOOR AREA : 1193 sq.ft. (110.8 sq.m.) approx.

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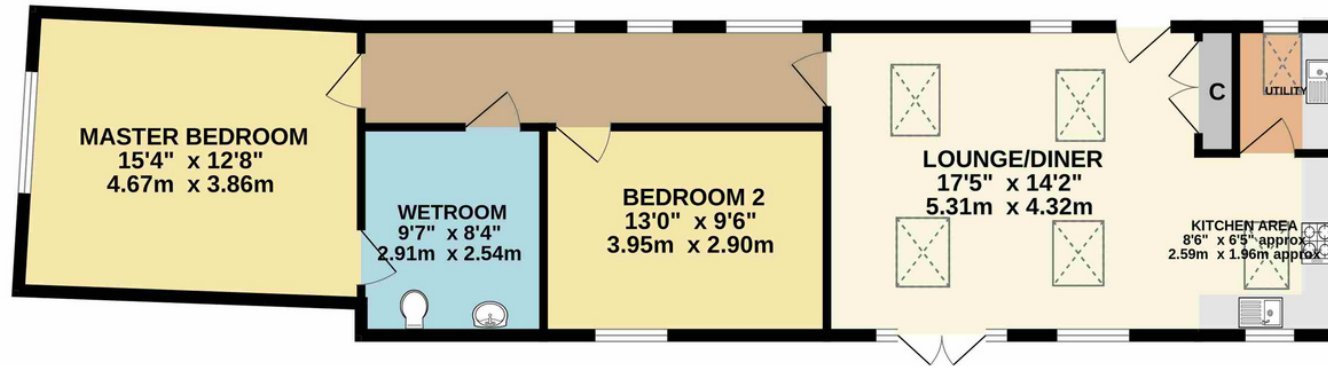
DAFFODIL
GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



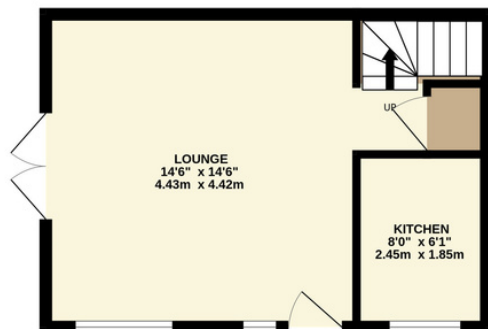
PRIMROSE
GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



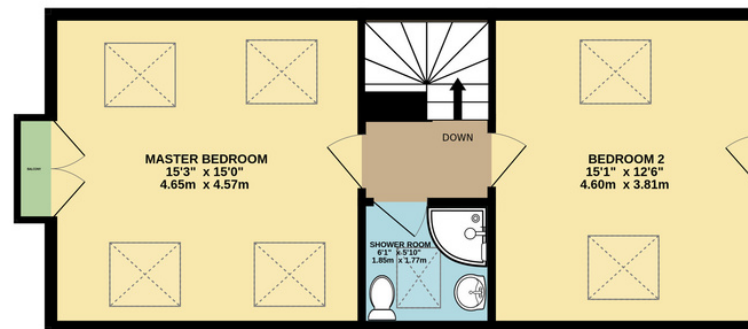
BLUEBELL
GROUND FLOOR
827 sq.ft. (76.9 sq.m.) approx.



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



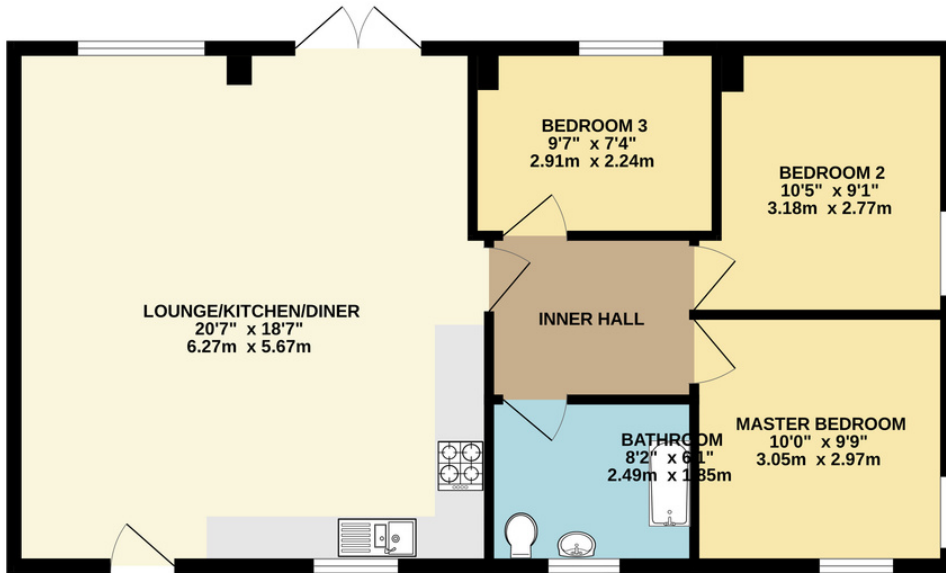
1ST FLOOR
476 sq.ft. (44.2 sq.m.) approx.



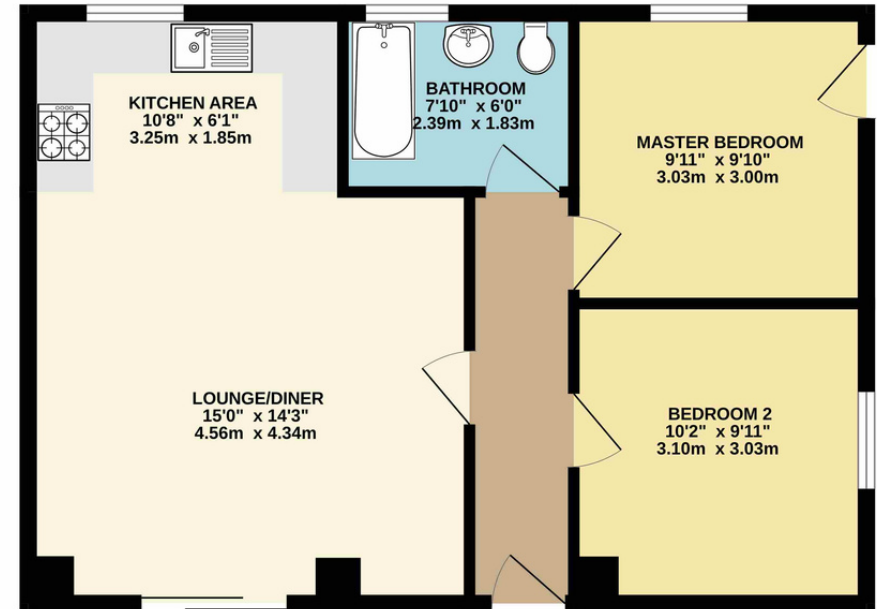
TOTAL FLOOR AREA : 774 sq.ft. (71.9 sq.m.) approx.

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

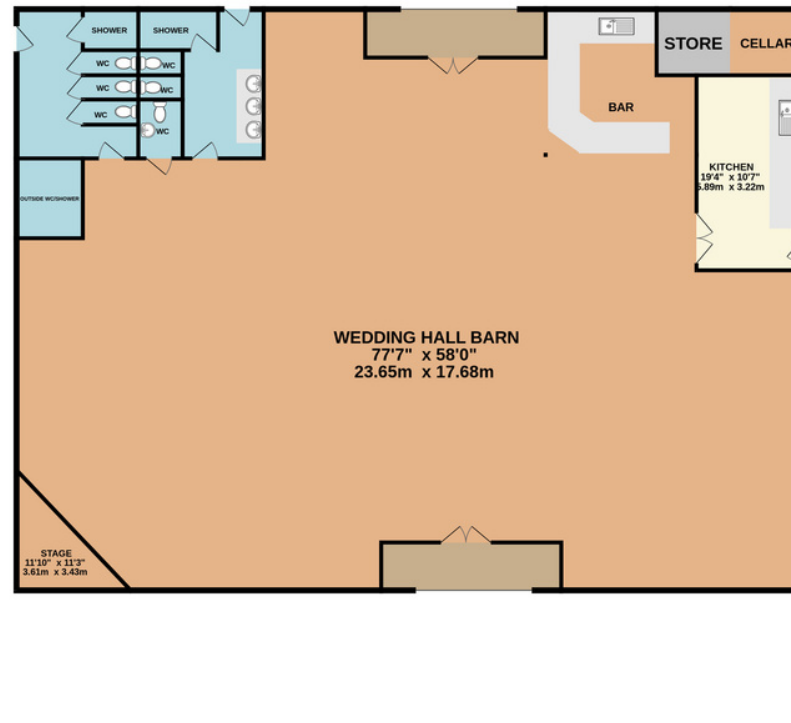


**SNLOWDROP
GROUND FLOOR**
564 sq.ft. (52.4 sq.m.) approx.



CLAPHAM HOLMES FARM COWSLIP
TOTAL FLOOR AREA: 736 sq.ft. (68.4 sq.m.) approx.
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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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To find out more or to arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

