

LordStones

COUNTRY PARK

NORTH YORKSHIRE



savills



Lordstones

COUNTRY PARK

CARLTON BANK • CHOP GATE
NORTH YORKSHIRE • TS9 7JH

SUMMARY

Leisure estate adjoining The Cleveland Way

Café and farm shop with recently approved planning permission for a single storey extension to provide meeting/function room

'The Beltie' restaurant

Designated camping and glamping site developed to accommodate 25 camping pitches, five bespoke glamping pods and four bespoke roundhouses, with recently approved planning permission for the siting of 12 chalet style lodges in lieu of roundhouses and bell tents

Amenity block

Warden accommodation

Ancillary facility for biomass boiler and pellet store, workshop and stores

Visitor and overflow parking areas

All in approximately 148.46 acres (60.08 hectares) of upland grazing, open moorland and semi-mature woodland, to include approximately 13 acres comprising the leisure offering

Stokesley 5.5 miles

Thirsk 19 miles

Middlesbrough 23 miles

Whitby 35 miles

York 42 miles

Leeds 58.5 miles

(all distances are approximate)

Unique rural leisure estate with camping and glamping facilities, café, restaurant and farm shop set in approximately 148.46 acres of land adjoining the Cleveland Way in the North York Moors countryside



Savills Chester

16 Grosvenor Court, Foregate Street, Chester CH1 1HN



BACKGROUND

Purchased by the current owner in 2012, planning permission was subsequently obtained to completely refurbish the original building to form a café, restaurant and shop together with ancillary facilities, glamping site with customer amenities and warden accommodation.

The property now trades as a popular tourist destination providing onsite camping and glamping accommodation with food and beverage offerings, surrounded by nature and panoramic views of the North York Moors.

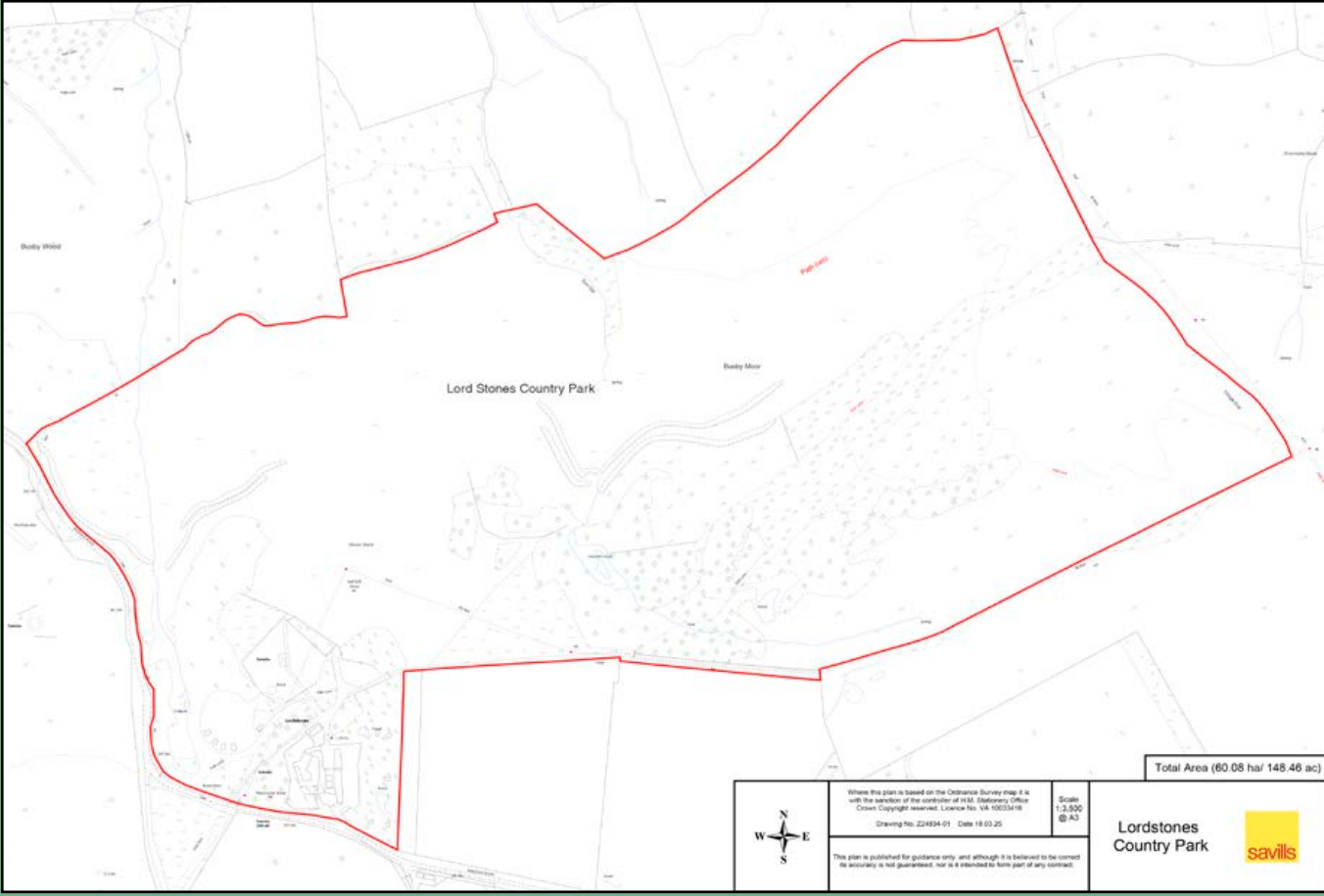
LOCATION

Lordstones Country Park is situated at the summit of Carlton Bank on the Cleveland Way walking trail and the edge of the North York Moors National Park.

The property is located approximately 18 miles south of the commercial centre of Teesside, with access provided by the main A172 approximately two miles distant to the west, connecting to the A19 at Stokesley.

The tourist towns of Helmsley, Stokesley and Thirsk are all a short drive from the property, providing guests staying at Lordstones the opportunity to enjoy local culture and shopping.

Benefiting from an enviable situation on the Cleveland Way, Coast to Coast and Lyke Wake Walk trails, the property attracts numerous outdoor enthusiasts year-round, who can enjoy the breath-taking views among the moors and woodland to enjoy various sports including mountain biking, rock climbing, orienteering and paragliding.



LORDSTONES COUNTRY PARK

Lordstones Country Park extends to approximately 60.08 hectares (148.46 acres) of land in total, comprising a mixture of upland grazing, open moorland, semi-mature woodland and recent tree planting areas, and also includes approximately 13.20 acres comprising of the main café/restaurant and farm shop, car parking and glamping area.

Main House gross internal area = 4,085 sq ft / 380 sq m

Not to scale. For identification purposes only.



THE MAIN BUILDING (4,085 sqft/380 sqm)



The Café

The café is situated to the west of the car parking area upon arrival at the property. The building is of cavity block wall construction with reinforced concrete roof and natural stone cladding to the front.

Refurbished to a high standard, the modern section comprises of timber frame construction with insulated steel roof with natural stone walls and timber shiplap cladding to the rear.

Internally, the building is insulated to a high standard and benefits mostly from underfloor heating.

Externally to the front is a paved terrace and patio area covered with parasols, provided for alfresco dining.

The café is open year-round and offers an all-day and seasonal menu, catering for 60 covers inside and 120 covers on the outdoor sun terrace. Excellent catering facilities are provided by a fully equipped commercial kitchen with storage, cold store room and staff room, situated to the rear.

The venue is currently open to the public from Monday to Thursday 9:00am to 4:00pm, Friday & Saturday 9:00am to 7:30pm and Sunday 9:00am to 4:00pm.

Customer amenities are provided to the rear, together with internal access to the site warden accommodation to the side of the building.

Externally to the rear are ancillary buildings of timber frame construction and fully insulated Plastisol coated roof sheeting, clad with timber shiplap boarding. The buildings comprise a boiler room with wood pellet biomass boiler, pellet store, secondary kitchen, bottle store, workshop and storage rooms, all accessed via a tarmac service yard.



The Beltie

'The Beltie' restaurant provides a relaxed family dining experience with a licensed bar and a menu of locally-sourced produce. The owners currently operate the venue from Thursday through to Saturday.

The Farm Shop

Also situated within the main building is the farm retail shop, providing a selection of locally grown and reared produce, in particular 'Bilsdale Beltie Beef', supplied from the Belted Galloway by the adjoining Urre Estate.



HOLIDAY ACCOMMODATION



Glamping Pods

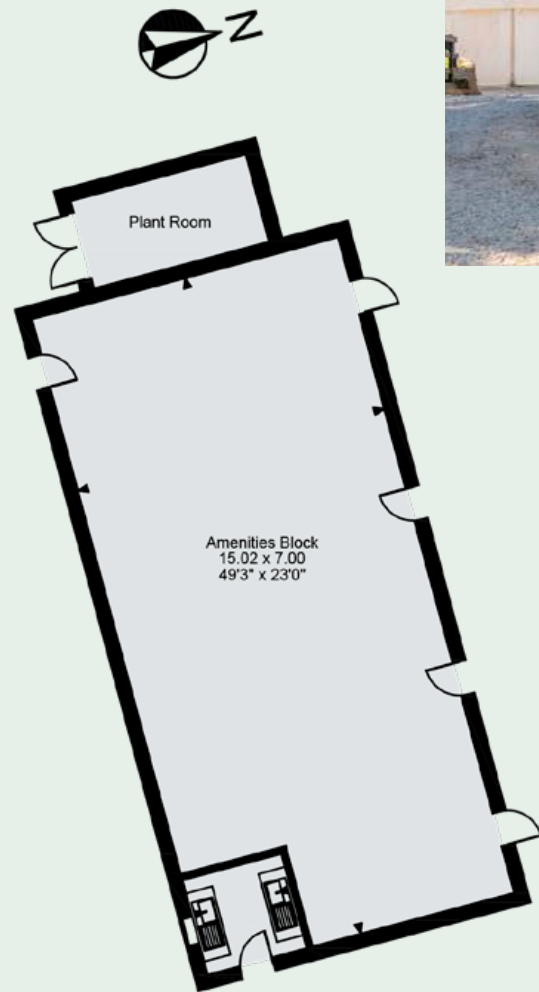
Situated within a designated ‘Pod Village’ are five timber glamping pods. The units are nestled within a tranquil woodland glade with natural ponds and pathways leading to each unit. Each unit measures approximately 21.60 sq. m and are constructed of pre-stressed timber frame, mounted on concrete bases with walls wrapped with Tyvek roofing membrane and clad with feather-edge Larch timber boards. Externally is a picnic table with decking and a barbeque. All pods are connected to a 32 amp electricity supply, water and drainage.

Each unit sleeps up to four guests and comprises a kitchenette, dining table, double sofa bed, double bed, log burning stove, a washroom with wc, and hand wash basin.



Roundhouses and Camping Pitches (Approx. 5m in diameter)

Of bespoke design and timber construction a separate area within the woodland camping field which is screened by an area of conifer trees, provides four large bespoke roundhouses and capacity for 25 grass pitches, including 15 with electric hook-up points, all situated within a designated camping field. The accommodation provides a double bed and pull-out sofa bed with side tables and small dining area seating area. Externally, a large, private decking area is provided with seating and barbeque.



Amenity Block (721 sqft/66.98 sqm)

Situated to the left of the entrance road to the camping area, the amenity block comprises a single storey detached building with cedar shingle roof covering and shiplap stained boarding to the side elevations.

The building is fully insulated and provides toilet and shower facilities, plant room and pot wash area.



Warden Accommodation (689 sqft/64.01 sqm)

Situated to the right of the café and of similar construction to the ancillary block, accommodation is provided for a site warden comprising a single ensuite bedroom, kitchen, laundry and store room. The unit is occasionally occupied by a staff member during peak times and when hosting events.

Car Parking

Parking for approximately 120 vehicles is provided upon entering the property within an area laid to hardcore. An adjacent area laid to grass is utilised occasionally as an overflow car park when required, but this area is utilised mainly for additional outdoor seating, during busy periods.

THE BUSINESS

The business is now well-established, offering a popular destination location for visitors to the area.

Income is generated from food and beverage revenue via the café and farm shop, the receipts of glamping and camping pitches and also from various events throughout the year including live music and barbeque evenings, clay pigeon shoots and mountain biking festivals. The venue has also previously hosted a small number of wedding ceremonies.

The business year-end has changed from 31 January to 31 March, as of 2024 to present.

A breakdown of the various income streams at the property is provided below and camping tariffs and copies of the profit and accounts are provided within the data room.

	YE 31.01.2022	YE 31.01.2023	Period 01.02.2023 to YE 31.03.2024	YE 31.03.25
Breakdown of Income				
Café and restaurant sales	£394,681	£358,760	£414,548	£395,290
Shop Sales	£79,019	£83,937	£103,425	£64,570
Camping pod income	£49,999	£44,281	£38,948	£28,340
Other camping income	£31,883	£21,650	£22,014	£12,774
Special events	£11,925	£8,311	£12,159	£10,523
Renewable heat incentive	£4,657	£4,934	£3,812	£8,761
Catering income	£5,000	£5,000	£5,000	£8,000
Carbon offset credit	-	£53,578	-	-
Total Turnover	£577,164	£580,451	£599,906	£528,258

SERVICES

Water: A borehole supply is connected, situated close by to the amenity block.

Electricity: A single phase supply is connected. The supply is split around the property, allowing the isolation of designated areas, if required. A 13 amp supply is connected to the camping pitches, pods and roundhouses.

Heating: Wood pellet biomass boiler providing heating and hot water to the main building and amenity block.

Drainage: Connected to a Falcon treatment plant.

Wi-Fi: A main receptor is connected via a mast situated to the edge of the moor, providing up to 100mb of data speed to the property and resulting in no payment required for the wi-fi service.

FIXTURES, FITTINGS AND EQUIPMENT

An inventory of fixtures, fittings and equipment to be included within the sale of the property will be provided within the online data room.

TOWN AND COUNTRY PLANNING

The Local Authority is North Yorks Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, North Yorkshire YO62 5BP.

Planning permission exists for use of the land for the siting of tents, five camping pods and an amenity block.

In addition, the site benefits from four recently approved planning permissions which are as follows:

FL/2026/00049 - erection of single storey extension to

existing cafe to provide meeting/function room

FL/2026/00048 - erection of bin/log store and use of land as wild camping area (retrospective)

FL/2026/00047 - erection of warden’s accommodation

FL/2026/00061 - siting of 12 chalet style lodges in lieu of roundhouses and bell tents for holiday letting purposes together with erection of timber shower building and installation of additional play equipment

A planning summary together with full copies of the available decision notices are available from the data room.

LICENSING

Premises Licence No. 16_PREM_00325 is granted, authorising the use of the property for live music, recorded music, dance, late night refreshment and supply of alcohol. A copy of the Licence is provided within the data room.

BUSINESS RATES

The current Rateable Value of the property is £27,750.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for the purpose of VAT, such tax shall be payable by a purchaser in addition to the sale price.

TENURE AND BASIS OF SALE

Offers are invited for the freehold interest in the property, offered for sale as a going concern, upon the following basis:-

- Vacant possession will be provided upon completion, subject to future bookings for accommodation
- Fixtures, fittings and equipment as stated within the inventory are included in the sale
- Membership subscriptions will be apportioned between the vendor and the purchaser upon completion
- Any deposits for future bookings of events and accommodation will be apportioned between the vendor and purchaser upon completion
- In addition to the purchase price, all consumable stock is to be purchased at valuation upon completion

TUPE

There are five members of salaried staff employed, all based on a 40-hour working week across five days. Additional staff members are employed on zero hour contracts that work between 25-40 hours when required. Further details are provided within the data room.

Purchasers will be required to comply with the relevant legislation in respect of current employees.

IMPORTANT NOTICE Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken July 2024. Property details prepared June 2026. Capture Property 01225 667287.

ENERGY PERFORMANCE CERTIFICATES

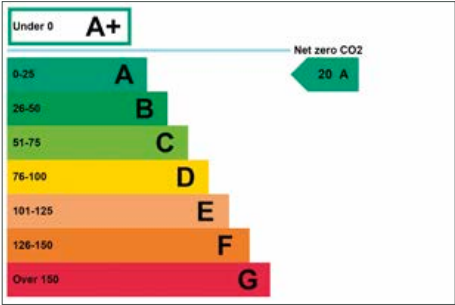
The Energy Performance Certificate (EPC) ratings for each building at the property are provided as follows:

Amenity Block: EPC – A (20)

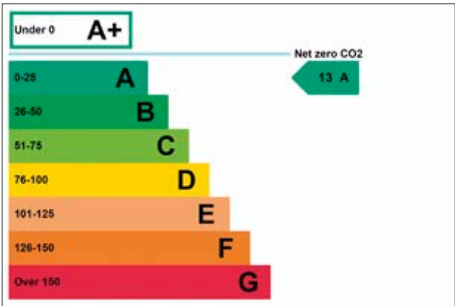
Main Building: EPC – A (13)

A complete copy of each EPC and recommendation report are provided within the data room.

Amenity Block:



Main Building:



FURTHER INFORMATION AND VIEWINGS

A data room providing detailed information in relation to the property is available to access, following signature of a signed non-disclosure agreement.

For further information or to arrange a viewing, please contact Savills, 16 Grosvenor Court, Foregate Street, Chester, CH1 1HN:-

Contact: Richard Prestwich
+44 (0)1244 702 053
rprestwich@savills.com

Contact: Phoebe White
+44 (0)1244 702 058
phoebe.white@savills.com

Contact: Gill Davies
+44 (0)1244 702 057
gdavies@savills.com

Contact: Rachael Kershaw
+44 (0)1244 702 050
rachael.kershaw@savills.com



Savills Chester
16 Grosvenor Court
Foregate Street
Chester
CH1 1HN



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