

THE PRIORY AT SCORTON

THE SQUARE · SCORTON · PRESTON · PR3 1AU

THE PRIORY AT SCORTON

THE SQUARE · SCORTON · PRESTON · PR3 1AU

“A delightful boutique hotel full of character and charm located in the historic village of Scorton, Lancashire.”

Lancaster – 8 miles | Preston – 13 miles,
Morecambe – 11 miles | Clitheroe – 22 miles
(All distances are approximate)

Key Features

Established hotel with seven en-suite boutique bedrooms plus three apartments.

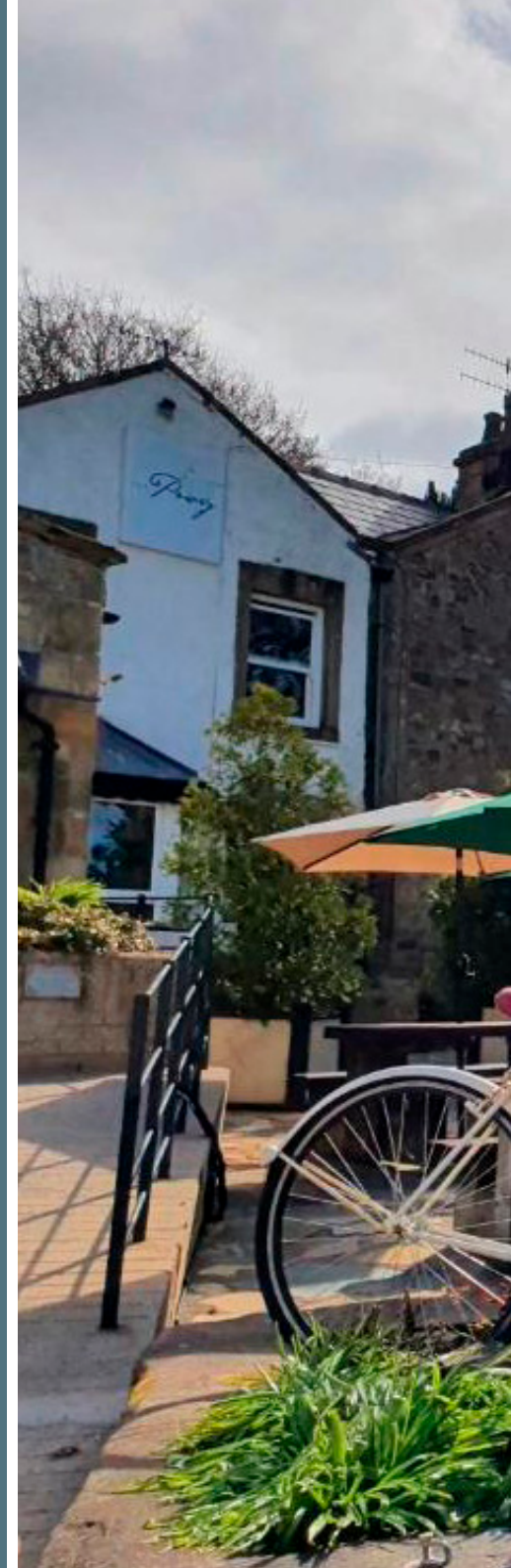
Successful onsite restaurant and café bar.

Previously a successful small wedding venue.

Commercially fully fitted and equipped kitchen and stores.

Trade is strong, with potential to further develop.

Idyllic village location.





LOCATION

The Hotel benefits from strong road connectivity making it easily accessible. The Priory is just 3.4 miles from Junction 33 of the M6 and approximately 8 miles south of Lancaster and 13 miles north of Preston. Lancaster train station is approximately 8 miles away providing a direct service to London Euston. Manchester Airport is approximately 59 miles away, offering services to the rest of the UK and beyond. The Priory is well located for all nearby attractions, including Morecambe Bay, the Forest of Bowland, Lune Valley and Blackpool Zoo.

SITUATION

The Priory is situated in the secluded rural village of Scorton, Lancashire. Scorton is on the banks of the River Wyre and is particularly fortunate in its location, being only a short way from the A6 and yet on the edge of the Forest of Bowland, which is a designated Area of Outstanding Natural Beauty. Scorton is set in excellent fell-walking country, and the village with its wealth of lovely old properties make an ideal destination for anyone wishing to discover the hidden glories of the forest, or the beautiful sandy bays and beaches of the Fylde coast. The village is popular with day visitors, walkers and cyclists.

ACCOMMODATION

There are seven tastefully decorated double bedrooms of varying sizes, full of charm and character that complement the historic nature of the building. The rooms are located on the ground and first floors and each have en-suites, flat screen TVs, tea and coffee making facilities and free WIFI.

In addition there are also three apartments which are available for let separately.

PROPERTY DESCRIPTION

The Priory is an attractive period property with parts of the building dating back to 1650. The property has a wealth of history, previously a blacksmiths, boys school and more recently a country inn before transforming into the boutique hotel, café, bar and restaurant it is today. The property is arranged over ground and first floor and features an on-site restaurant and café area, seven bedrooms, and three additional apartments that can be rented out independently. It also includes outdoor space at the front for alfresco dining and a spacious rear parking area with capacity for 15 vehicles.





FOOD AND BEVERAGE

The Priory's popular onsite restaurant offers a mixture of contemporary and traditional British cuisine proving attractive to both residents and nonresidents.

The contemporary country café/bar and restaurant has a relaxed ambience and is particularly popular as a resting place for walkers and cyclists who are exploring the area, as well as couples and families wishing to relax in the countryside setting. The café/bar restaurant has capacity for 32 covers, with a further 26 covers available near the reception area.

Al fresco dining is available to the front of the property, with capacity for up to 52+ covers favorably located in the heart of the village surrounded by trees and the traditional stone architecture.

WEDDINGS AND EVENTS

The Priory has previously had a wedding license and proved to be an extremely successful small wedding venue.

EXTERNAL AREAS

To the front of the property there is an attractive outdoor seating area with a fixed canopy in the summer, making it an ideal place for al fresco dining.

To the rear of the property there is a car park with capacity for approximately 15 vehicles.

GENERAL INFORMATION

SERVICES

We are informed that the property is connected to mains drainage, water, gas and electricity.

TENURE

Freehold.

ENERGY RATING

TBC

LICENSES

We are advised that the hotel operates with a premises license.

PRICE

Price on application.

THE BUSINESS

Available to bona-fide parties upon completion of a nondisclosure agreement.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VAT

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

RATEABLE VALUE

The hotel is listed in the 2024 rating list with a rateable value of £26,750. The National Standard Multiplier for England and Wales for 2024/ 25 is £0.499.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

TUPE

The purchaser will be required to comply with the relevant legislation in respect to current employees.

FIXTURES AND FITTINGS

Trade Inventory will be included in the sale.

LOCAL AUTHORITY

All planning enquiries should be directed to Lancashire County Council on 0300 123 6701.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we recommend that you discuss any particular points which are likely to affect your interest in the property with Savills.

WHAT THREE WORDS LOCATION

///scouts.oblige.amps

CONTACT

Tom Cunningham
Director, Manchester
Mobile: +44 (0) 7894 341 564
Direct: +44 (0) 16 1244 7709
Email: tcunningham@savills.com

Evie Clarkson
Apprentice, Manchester
Mobile: +44 (0) 7815 010 167
Direct: +44 (0) 16 1244 7709
Email: evie.clarkson@savills.com



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, photographs 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.

savills