

GREAT WOOD ECO LODGES

Smith's Lane, Flaxton, York YO60 7QT

GREAT WOOD ECO LODGES

Exceptional eco-friendly lifestyle opportunity just north of York, with established income stream and further development opportunities

Flaxton 1.5 miles • York 9 miles • Heritage Coast 35 miles

20 acres of mature, deciduous woodland

4 all-season lakeside lodges, potential for more (subject to planning)

Residential managers cabin and office

Stocked fishing lake (1 acres) and smaller lake

Orchard

For sale freehold as a going concern to include business, property and goodwill

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Priestley House, 36 Bootham

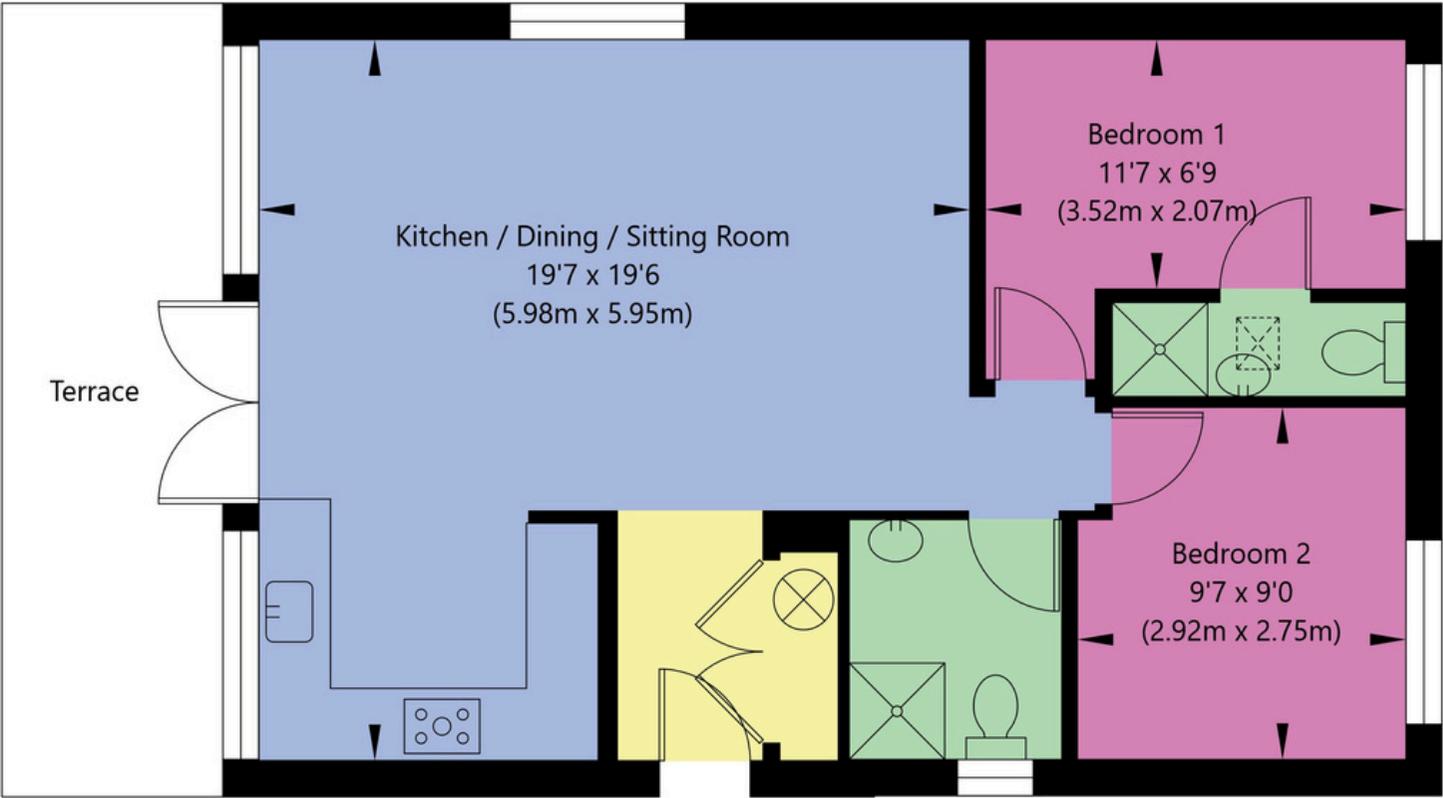
York, YO30 7BL

sales@blenkinandco.com

01904 671672

blenkinandco.com

The Great Wood, Smith's Lane, Flaxton, York, YO60 7QT



Ground Floor
 GROSS INTERNAL FLOOR AREA
 APPROX. 617 SQ FT / 57.36 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 617 SQ FT / 57.36 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Within this tranquil and sheltered woodland setting there are four fully equipped self-catering holiday lodges surrounded by twenty acres of mature, deciduous woodland. The business has long been run as a rural retreat but there is plenty of scope to expand or diversify. The current owners have undertaken a huge programme of updating and refurbishment.

- 4 luxury, lakeside lodges
- The principal lake lies at the heart of the woodland

- Main and secondary access points to the site
- Excellent coarse fishing
- Mature woodland – largely birch and oak
- Mains electricity and water, with a substation on site
- The entire site is run as a single eco system with low energy use
- Owners cabin and store
- Solid business with scope to expand or diversify
- Planning potential – please speak to agent about a recent pre-application

Tenure: The property is offered for sale, freehold, trading as a going concern to include the business, property and goodwill.

EPC Rating: Rowan: E, Birch: E, Pine: E, Oak: E

Business Rates: The property is currently assessed for Business Rates as “self catering holiday units and premises, plus office” with a published Rateable Value of £13,640. As the RV falls below £15,000 the business currently qualifies for small business rate relief, and hence the current liability is £nil.

Services & Systems: Mains electricity and water. Private drainage.

Fixtures & Fittings: The sale includes most fixtures and fittings within the four letting lodges, the inventory to be included within the sales contract. Fish stocks within the lakes are also included. The agents are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Local Authority: North Yorkshire Council www.northyorks.gov.uk

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.





Timber Lodges

The four luxury timber-framed lodges are all identical in size and mirrored in layout. They have been built on eco-friendly principles incorporating flax and recycled newspaper for insulation, plant oil-based paints, water conservation and energy saving lighting. Douglas fir cladding has been used on the outside which has been protected with eco-friendly paints so that, the lodges blend into with the woodland environment. Light and airy in the summer, warm and cosy in the winter, they have a galleried roof and wooden oak floors throughout. All the lodges have WiFi.

Business and Marketing

Trading information is available to bona fide parties upon request. The current owners use Hoseasons to market the Lodges with a gross turnover of nearly £110,000 per annum, Hoseasons project £120,000 this year (currently in excess of £90,000 as of 29/05/25). There are a series of excellent guest reviews with an average 4.9 out of 5. In addition, the owners have their own website and booking system via www.greatwoodyork.co.uk. The property also has a Facebook page, and Google and TripAdvisor reviews showing excellent 5* ratings.





Environs

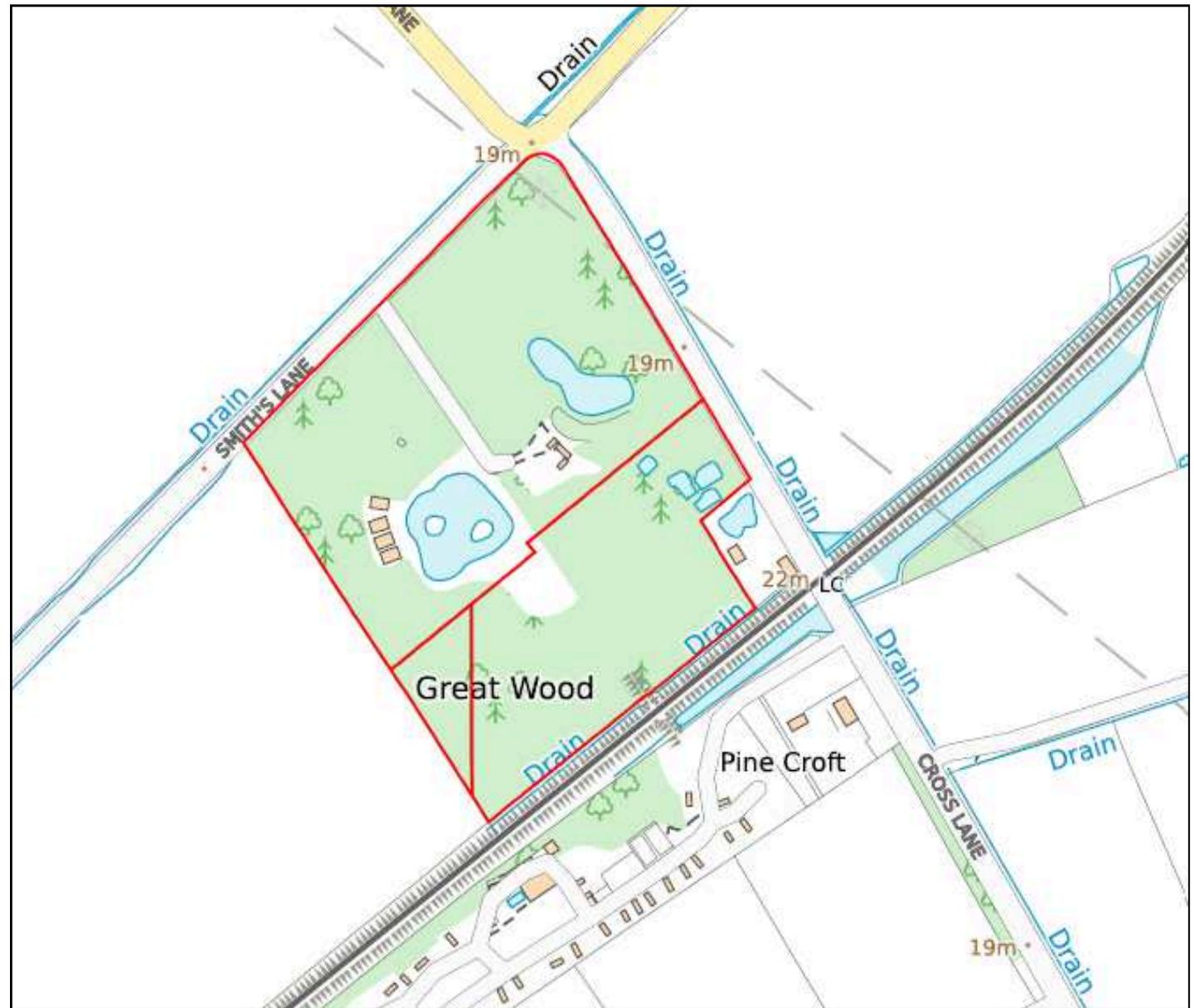
This is the perfect place for holiday makers looking for an escape to the country. Wildlife is abundant, including some forty species of birds, owls, deer, foxes and badger. Although Great Wood is a rural retreat from the hustle and bustle of nearby towns and cities, and far from road noise, the historic city of York can be reached in less than half an hour by car. Just outside Flaxton lie the Howardian Hills, an Area of Outstanding Natural Beauty, with Castle Howard being within a fifteen minute drive. The southern boundary of the North York Moors lies some twenty miles to the north, just beyond Pickering and its heritage railway.

Directions

Don't use the SatNav. Drive through Flaxton past the over a railway line crossing and Blacksmith's Pub on your left, and. Just outside the village at a small country cross road, turn left (single track tarmac road with passing places). After one mile the road bends sharply to the right, but follow the stone track in front. You will see woodland on your left (ignore the gate way just past the pylon). The entrance to Great Wood is about 100 yards along on the left.

Viewing

Strictly by appointment.



Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. **Photographs, particular and showreel:** Summer 2023 and May 2025

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