



**HOLIDAY LET COMPLEX, WRELTON, PICKERING**  
OFFERS OVER £2,000,000

**Carter Jonas**



# WRELTON, YO18 8PG

A cluster of eight luxury holiday cottages (total of 23 bedrooms) in a village location on the edge of the North Yorkshire Moors National Park, with exceptional facilities including an indoor swimming pool, purpose-built playroom/games room and animals, the business holds huge appeal for families with young children ensuring high occupancy throughout the year. Both its reputation and financial performance continues on an upward trajectory and with a loyal dependent staff, it is well-placed for new owners to continue the growth with limited day-to-day involvement.

## Location -

Wrelton is a picturesque village on the edge of the North York Moors, perfectly located for exploring the surrounding countryside and coastal area and yet easily commutable to Malton and York. The village has its own public house, with the vibrant market town of Pickering less than 3 miles away offering a wide range of amenities including independent shops, restaurants, well-regarded schools and historical attractions.

## Financials -

The current owners purchased the property in 2017, invested heavily in the properties and facilities, targeting families with young children. Annual revenue has grown 223% in those six years through higher prices and increased occupancy. With a few genuine competitors charging 2x+higher prices, further growth is easily accessible and forward bookings are at a substantial level.

## Reputation -

Over 70% of customers are either repeat guests or personal recommendations while 99% of bookings come directly through owner-owned channels with limited advertising. The business has featured in The Guardian and The Times for best family getaways in the country. It has been awarded five consecutive TripAdvisor Travellers' Choice Awards with every single one of the 300+ reviews in the last five years being 5 stars.

**TENURE** Freehold

**LOCAL AUTHORITY** NYCC

## AN AWARD-WINNING COMPLEX OF EIGHT LUXURY HOLIDAY COTTAGES ON THE EDGE OF THE NORTH YORK MOORS NATIONAL PARK.















**York 01904 558200**

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

**carterjonas.co.uk**  
Offices throughout the UK

*Exclusive UK affiliate of*  
**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data

#### **IMPORTANT INFORMATION**

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.