



**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.









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