



## Ninebanks Youth Hostel & Chalet

### Mohope, Northumberland NE47 8DQ

- Youth Hostel with 6 En Suite Rooms & Chalet
- Turnover circa £80,000 per annum
- Total Floor Area 319 sq. m. (3,434 sq. ft.)
- Site Area 0.231 Acres (0.093 Hectares)
- Refurbished to a High Standard
- Potential Residential Development STPP
- Stunning Views of the North Pennines
- Separate Four Bedroom Cottage (Owners Accom)
- Hostel & Chalet Sleeps 33 Guests
- Trading as Guest Accom Independently & in YHA
- 18<sup>th</sup> Century Former Lead Mining Buildings
- Four Star Rated (Visit Britain)
- Website & Social Media Pages / Alcohol Licence
- Superfast Broadband

**Price: £675,000 Freehold**

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## Location

Located in the heart of the North Pennines, in the south west corner of Northumberland. Ninebanks is well situated, set in a quiet rural location with easy access to the moors, M6/A1 and 40 miles from Newcastle and 34 miles from Carlisle. Set in the secluded Mohope valley, it is just 5 minutes from the scenic A686 Hexham to Penrith road. It is an ideal base for walking Isaac's tea trail or Hadrian's Wall, visiting the market towns of Hexham & Alston or Allendale village or exploring the dark skies of the North Pennines area of outstanding natural beauty.

## Description

We are delighted to offer to the market this family run hostel within two joined 18<sup>th</sup> century sandstone buildings and a detached self-contained wooden building all recently refurbished and maintained to a high standard. There is also a charming four bedroom detached two storey cottage which also dates back to the 18<sup>th</sup> century. The cottage is currently used by our clients as their family home. The site also benefits from a stone-built garage and wooden outbuildings.

It is currently trading independently and as part of the YHA network through a licenced agreement. If a buyer wishes to continue trading as a hostel the fixtures and fittings can be left. There is no tie to continue the current arrangement with YHA.

They offer a breakfast, lunch and dinner package and benefit from an alcohol licence. The unit is also available with vacant possession and would suit a variety of uses including residential development STPP.

## Site Area

0.0937 Hectares (0.231 Acres)

## Website / Social Media

www.ninebanks.org.uk

Facebook – 745 followers

Twitter – 300 followers

## Turnover

We have verbally been informed the business is turning over circa £80,000 per annum.

## Staff

The business is operated by our clients with the assistance of 1 part time cleaner.

## Floor Area

Area	Sq. m.	Sq. ft.
<b>Orchard House</b>		
<b>Ground Floor</b>		
Dining Area	29.03	312.47
Snug	19.86	213.77
Kitchen	13.84	148.97
Wash Room	3.07	33.04
W/C & Shower	3.05	32.82
Boiler Room	3.56	38.31
Store	6.73	72.44
Shower Room	3.32	35.73
Bunk Beds/Single/Double	9.32	100.31
Bunk Beds x 2	10.76	115.81
Shower Room	5.79	62.32
Bunk Beds/Double/Single	9.90	106.56
Shower Room	3.65	39.28
Bunk Beds x 3/Single	17.80	191.59
<b>First Floor</b>		
Bunk Beds/Single	20.32	218.72
Shower Room	3.96	42.62
Bunk Beds x 2	12.97	139.60
Shower Room	2.34	25.18
W/C	1.48	15.93
<b>Total</b>	<b>180.75</b>	<b>1,945.57</b>
<b>Chalet</b>		
Double x2 / Single	37.92	408.16
<b>Total</b>	<b>37.92</b>	<b>408.16</b>
<b>Hush Cottage</b>		
<b>Ground Floor</b>		
Reception/Laundry	10.52	113.23
Kitchen/Diner	24.71	265.97
Living Room	21.96	236.37
Bedroom	12.56	135.19
<b>Lower Floor</b>		
Bedroom	6.09	65.55
Bedroom	8.11	87.29
Shower Room	2.29	24.64
Bedroom	9.53	102.58
Bathroom	4.64	49.94
<b>Total</b>	<b>100.41</b>	<b>1,080.80</b>
<b>Grand Total</b>	<b>319.08</b>	<b>3,434.53</b>

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## Tenure

Freehold

## Price

£725,000

## Rateable Value (Orchard House)

The 2023 Rating List entry is Rateable Value £6,100

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Council Tax Band (Hush Cottage)

Band A

## Viewing

Strictly by appointment through this office

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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