



FOR SALE

Unique Holiday Let Business

The Old Station

Allerston

Pickering

North Yorkshire

YO18 7PG





- Established profitable lifestyle business
- Desirable trading and residential location in between Pickering and Scarborough
- Three self catering railway carriages and a converted former ticket office, now one of a kind holiday cottage, offering a total of four railway themed holiday letting units
- Former Station Master's House providing sizeable, quality four bedroom owners' living accommodation
- Extensive garden and external areas providing a total site area of approximately 0.83 hectares (2.05 acres)
- Opportunity to acquire a profitable business that does not trade in January or February or potential to drive the revenue further by extending the season
- Opportunity for multi-generational living treating the Ticket Office as an annex or conversion to a single residential dwelling whilst retaining the railway carriage letting income (subject to obtaining the necessary consent)

History & Situation

The property dates from 1882 and was formerly a station on the 16 ¼ mile Forge Valley Line, that was opened by the North Eastern Railway Company on the 1st May 1882. The last passenger train on the line ran on 3rd June 1950.

Our clients acquired the property in 1996 as a derelict restoration project and have systematically restored the property to its former glory over the last 30 years. This culminated in the platform canopy and waiting area receiving the Commercial Restoration Award at the 2025 National Railway Heritage Awards in London on 3rd December 2025. The Old Station, a substantial detached property, has been divided to provide living accommodation (The Former Station Master's House) and holiday accommodation (The Ticket Office).

The Old Station is located just outside the village of Allerston in a peaceful rural setting, benefitting from far reaching views of the surrounding countryside. The property provides an excellent base to explore the surrounding countryside, together with the nearby coast, market towns and visitor attractions.

The following demand drivers illustrate the property's proximity to popular North Yorkshire attractions:

Thornton le Dale	3.4 miles	Malton	11.9 miles
N York Moors Railway	5.9 miles	Scarborough	12.9 miles
Pickering	5.9 miles	Castle Howard	19.4 miles
Dalby Forest	6.8 miles	Whitby	23.1 miles
Flamingo Land	10.5 miles	York	29.6 miles

The Old Station

Comprising a sizeable detached building of brick construction. Both the Station Master's House and the Ticket Office have been restored to an excellent standard with bespoke joinery allowing the retention of many original features. Being Victorian, both the living accommodation and holiday accommodation boast excellent room sizes inclusive of high ceilings. Being semi detached to each other, a buyer could continue to operate the Ticket Office as a successful holiday let or alternatively amalgamate the cottage with the living accommodation to provide a sizeable residence (subject to obtaining the necessary consent).



Station Master's House

The Station Master's House occupies the majority of the detached property, including the entire first floor. It currently provides spacious four bedroom living accommodation for the owners. The ground floor comprises kitchen / lounge, utility room, living room, dining room, office and bathroom. The first floor provides four double bedrooms.

The accommodation provides some unique period features, such as open fires, whilst offering practical living spaces for a modern family. The Station Master's House would accommodate the majority of families however, could be extended into the Ticket Office, providing an additional two ensuite bedrooms and a further reception room. In that configuration the property could accommodate six bedrooms (subject to obtaining the necessary consent).

Externally there are extensive garden areas, with large lawned areas, in total occupying a large 2.05 acre plot. The gardens provide a peaceful rural retreat and benefit from far reaching views of the Yorkshire Wolds and North York Moors. There is a woodstore, greenhouse, weighbridge office, and other lean-to stores.

The Ticket Office

Occupying part of the ground floor and having a separate private access, the Ticket Office provides two bedroom holiday accommodation. Both benefit from having ensuite shower rooms. Holidaymakers get to experience a unique railway themed offering which benefits from having two super king sized bedrooms which can be reconfigured to provide two twins. Underfloor heating throughout provides added comfort with a woodburning stove providing additional amenity in the winter months.

The Railway Carriages.

To the rear of the Station Master's House is a railway line that accommodates three railway carriages which have been renovated and converted to provide self contained self-catering accommodation. In addition, there is a brake van which is utilised as a covered communal area which has far reaching views of the surrounding countryside.





The Business

The Ticket Office and three railway carriages provide four self contained holiday letting units. The business benefits from a lot of repeat business.

Weekly tariffs (for 2027) for the Ticket Office range from £868 per week (November) to £1,058 per week (May). 3 nightly rates are also available. At the time of writing, the Ticket Office has close to 100% occupancy scheduled for the next six months. Our Client closes the business during January and February.

Weekly tariffs (for 2027) for the Railway Carriages range from £712 per week (predominantly April to June) to £978 per week (mid July to August). 3 nightly stays from the end of October are available at our Client's discretion. Furthermore, our Client chooses not to trade the Carriages between January and Easter.

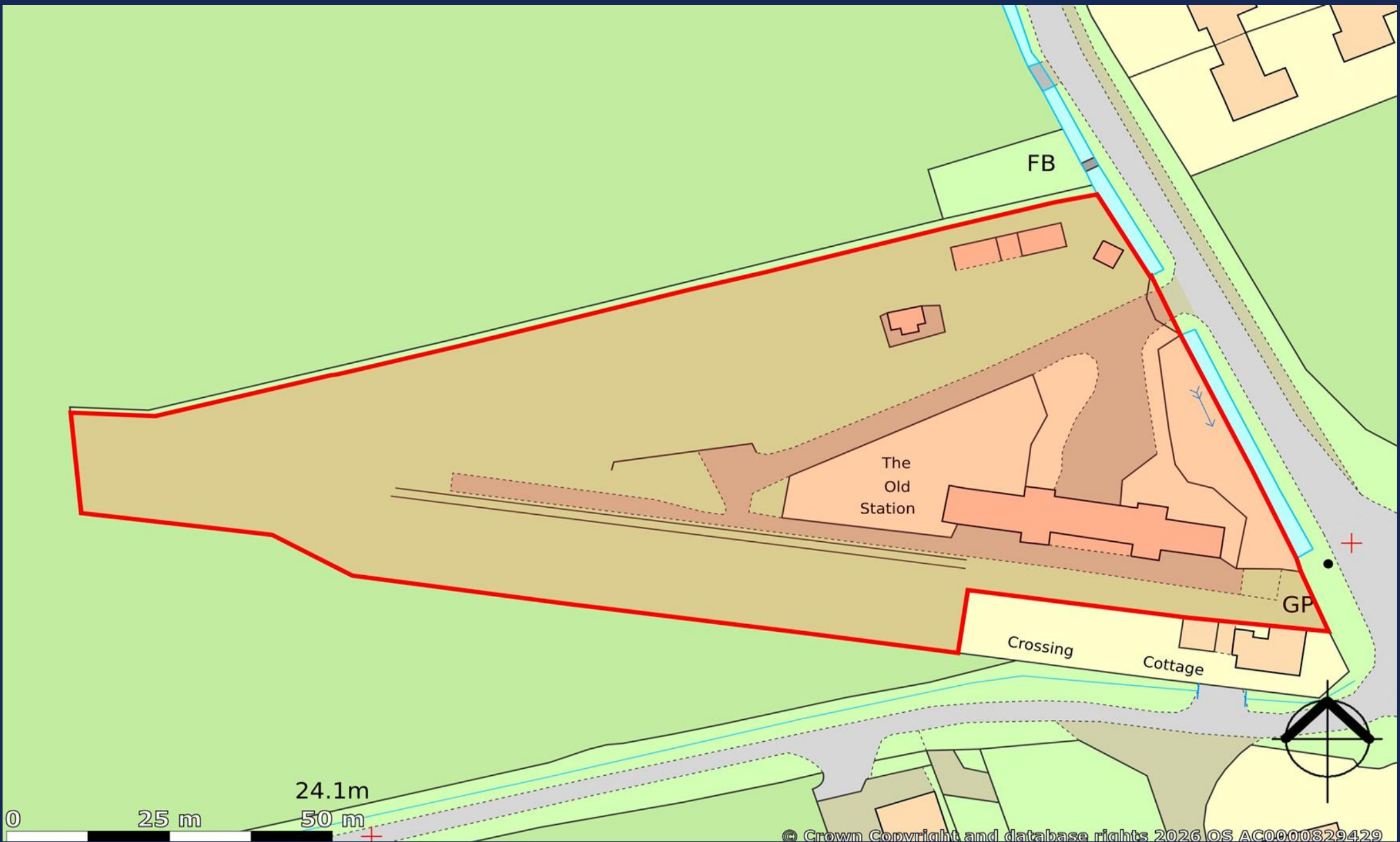
Financials

Despite not trading during some of the winter months, the business manages to trade just under the VAT threshold.

For the year ending 5th April 2025, the business generated a turnover of £88,376. Profit conversion is strong relative to turnover due to there being few external staff members.

The business is one of the more profitable lifestyle businesses available, despite not trading for 12 months per year. A new owner may choose to push the business further by extending the trading season, offering the railway carriages on a short stay basis more often and explore adding further accommodation (subject to obtaining the necessary consent).

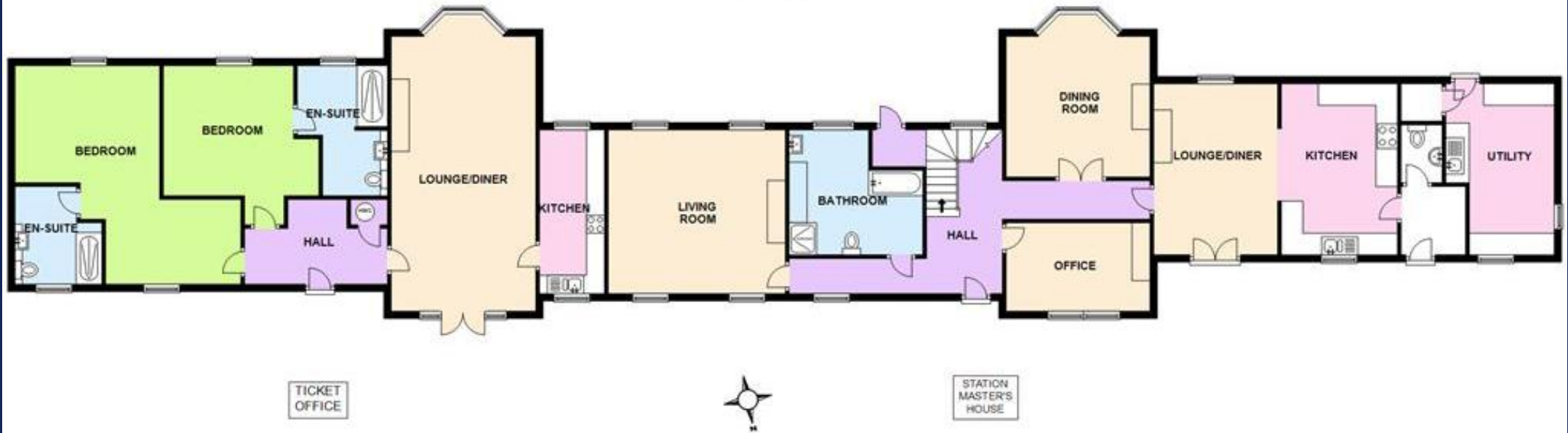
Financial information will be provided to seriously interested parties, following a formal viewing of the property.



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GROUND FLOOR



FIRST FLOOR - STATION MASTER'S HOUSE



Enquiries

EPCs

Station Master's House	F (34)
The Ticket Office	C (74)

Business Rates & Council Tax

Rateable Value	£2,600 (2026 rating list)
Council Tax	E

Services

Water:	Mains
Drainage:	Mains
Electricity:	Mains
Heating:	Oil

Floor Areas

Station Master's House	192 sq. m. (2,067 sq. ft.)
The Ticket Office	87 sq. m. (936 sq. ft.)
Total	279 sq. m. (3,003 sq. ft.)

Total site area	0.83 hectares (2.05 acres)
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Tenure

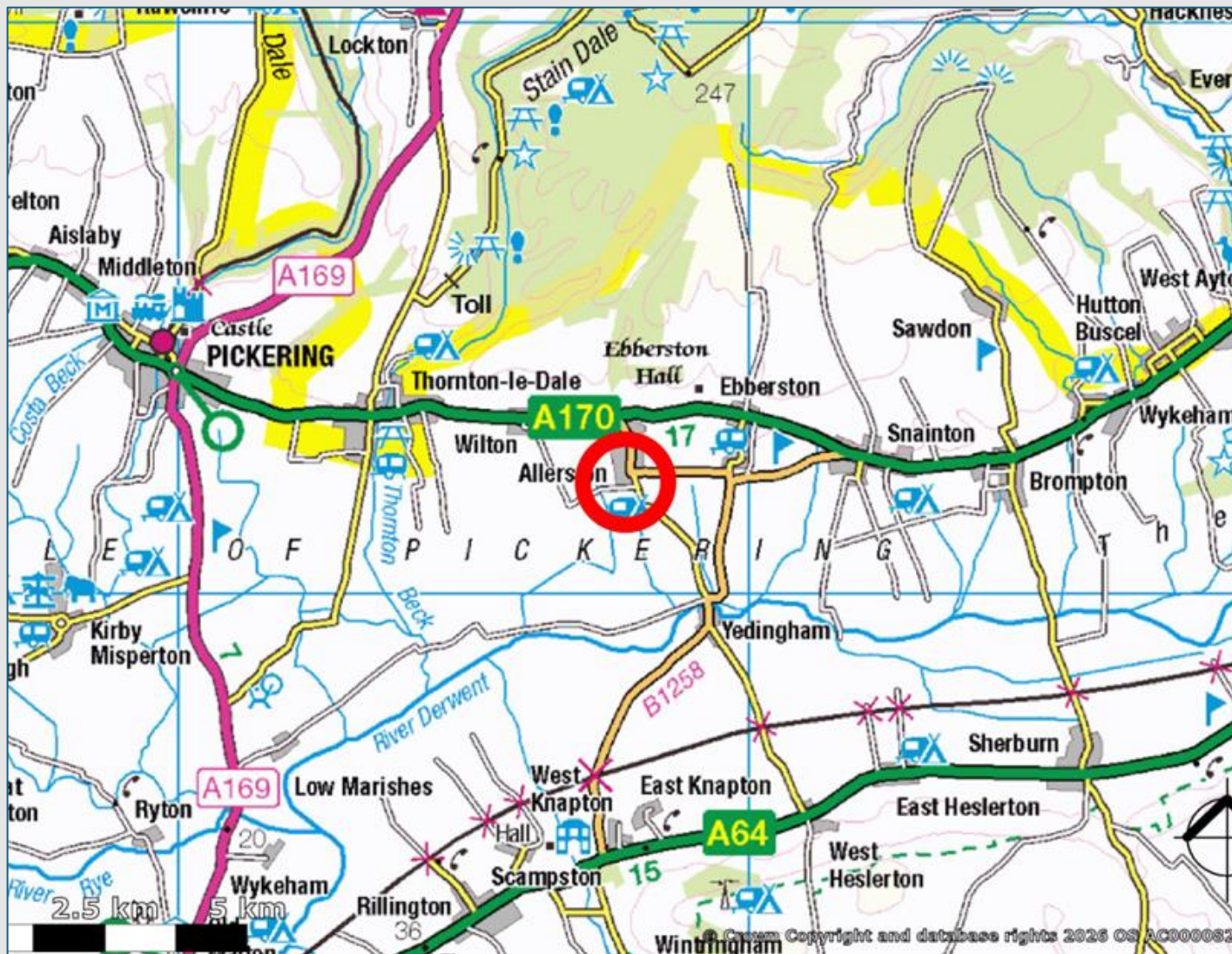
Freehold – The property is held under a single freehold title.

Guide Price

£1,200,000 (One million, two hundred thousand pounds) to acquire the freehold interest of the land and assets operating as a going concern.

Some personal items will be excluded from the sale however, the majority of the railway themed memorabilia will be sold with the business.





VIEWINGS

Confidential

Strictly by prior appointment with NO direct approach or visitors to the property.

For further information please contact the vendor's Sole Selling Agents Sanderson Weatherall

edwards.york@sw.co.uk

07561 703900

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser

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