



FOR SALE

The Ashbourne Hotel, North Killingholme DN40 3JL



Sanderson
Weatherall

The Opportunity

- Established fully licensed hotel with 36 ensuite bedrooms
- Family owned since 2001 and operated with full management team in place
- Retirement sale
- Part of 'Signature Collection' by Best Western
- Popular with business and leisure travellers
- Licensed for weddings for up to 180 guests
- Opposite the village church (St Denys')
- Fork & Spoon bistro (46 Covers)
- Conference / meeting facilities
- Large car park and terraced outdoor space including 'Secret Garden'
- Generous 1.39 acre (0.56 hectare) site
- Scope for expansion subject to planning (additional 16 bedroom block)
- www.oakridgehotels.co.uk/ashbourne-hotel





Accommodation

Main Building

- Reception
- Bar Area
- 'Fork & Spoon' restaurant
- 'Oak Room' function room (140 seated / 160 standing)
- 'Church View' function room (30 seated)
- Kitchen
- Staff room
- Laundry

Block 100

- First floor of the main hotel
- 5 ensuite bedrooms

Block 200

- Single storey
- 5 ensuite bedrooms

Block 300

- Two storey
- 10 ensuite bedrooms

Block 400

- Two storey
- 16 ensuite bedroom
- Passenger lift

External

- Attractive landscaped / terraced surroundings
- Large car park
- 2 no EV chargers



Location

Situated in the heart of North Killingholme, a small village on the southern bank of the Humber Estuary and a short distance from the port town of Immingham and its large scale industrial activities which the hotel consistently caters for.

Offering quick and easy access to major routes including the A180, M18 and M1.

Habrough railway station is only 3 miles away, served by the TransPennine service between Cleethorpes and Liverpool Lime St and an East Midlands Railway service between Cleethorpes and Matlock (via Lincoln & Nottingham).

Approximate distances (and drive times) from key nearby locations are as follows:

- Grimsby - 11 miles (15 minutes)
- Hull - 25 miles (40 minutes)
- Humber Bridge - 20 miles (20 minutes)
- Humberside Airport - 7 miles (13 minutes)
- Cleethorpes - 13 miles (20 minutes)
- Scunthorpe - 20 miles (25 minutes)









Business

An established business in the same ownership since 2001. Both hotel and restaurant rated 4.5 on Tripadvisor (Travellers' Choice award 2025) and awarded 'Gold' for environmental and sustainable certification by Ecosmart.

Audited accounts for the 2022, 2023, 2024 and 2025 (management) year end 31 July shows average sales of £1,355,062 and an adjusted net profit of £183,827.

Planning

The property is not listed or within a Conservation Area.

Any planning related enquiries should be directed to North Lincolnshire Council - www.northlincs.gov.uk

Premises Licence

Details of the hotel's Premises Licence & authorised licensable activities are available in our data room (see Further Information below)

Tenure

The property is held freehold under Land Registry Title Numbers HS222575, HS233532, HS244564 & HS309824

EPC

The property has the following energy ratings:

- The Ashbourne Hotel (C)
- Block 200 (C)
- Block 300 (C)
- Block 400 (B)

Services

We understand that mains services are provided to the property. Heating is provided by a mix mains gas and oil fired heating systems.

Comfort cooling is provided to the public areas.





Method of Sale / Price

Offers in the region of £1.5 million are invited for the freehold interest as a fully equipped operational concern.

VAT & Costs

We understand the property is not elected for VAT.

Each party will be responsible for their own costs.

AML

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.

Further Information

Access to a data room which includes trading information, staffing details and floor plans is available upon request.



Viewings

Strictly by appointment with the sole agents, Sanderson Weatherall:

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