

LANDWOOD GROUP

Whitewater Hotel, **Newby Bridge, Ulverston, LA12 8PX**

FOR SALE On a confidential basis

AN OPPORTUNITY TO ACQUIRE A WELL ESTABLISHED BUSINESS IN THE SOUTH LAKES WITH POTENTIAL TO EXPAND AND REJUVENATE

CONTACTS

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KEY CONSIDERATIONS

This three-star branded hotel features:

- 38 en-suite bedrooms & staff accommodation.
- Ten timeshare properties.
- Scenic location on the edge of the River Leven.
- Located in the Lake District National Park
- Accessible to the M6 motorway at Junction 36.
- Cascades Leisure Centre and Spa.
- Riverside Restaurant.
- Dolly Blue Bar and Beer Garden.
- Conferencing and function facilities.
- Associated ancillary areas.
- Freehold title (timeshares on long leaseholds).
- Cira 1.4 acre site
- Turnover for £1.59m for the year ended December 2025.



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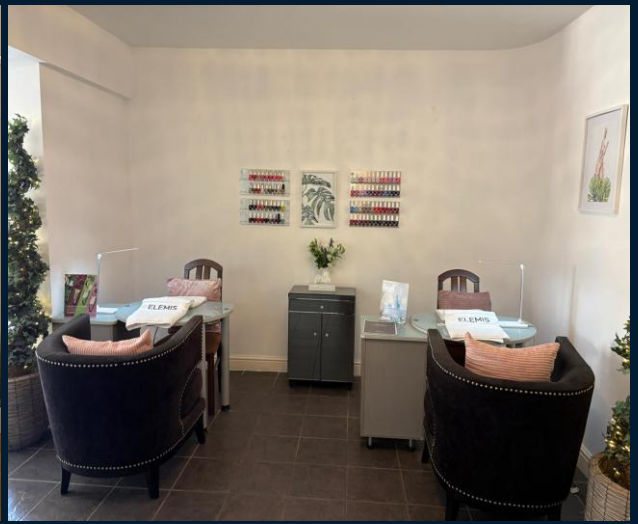





Cascades
Health & Fitness Club

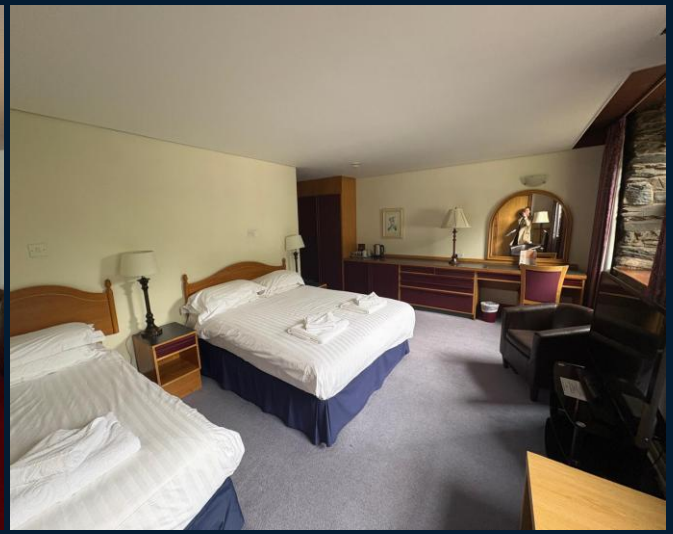






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LOCATION

The Whitewater hotel is ideally situated in the United Kingdom's most celebrated destination, the UNESCO World Heritage designated Lake District National Park. Renowned for its spectacular landscapes of lakes, fells, woodland and coastline, the area attracts millions of visitors annually and supports a thriving year-round tourism economy. The region encompasses the highly sought after destinations of Windermere, Bowness-on-Windermere, Ambleside, Coniston, Grange-over-Sands and Ulverston, each offering a diverse mix of accommodation, hospitality, retail and leisure amenities. Visitors are drawn by an extensive range of outdoor pursuits including walking, cycling, sailing and water sports, alongside cultural attractions, heritage sites and internationally recognised food and drink experiences.

The area's broad appeal to domestic and international visitors has established it as one of the strongest hospitality markets in the North of England, with demand supported by leisure tourism, weddings, corporate retreats and special events throughout the year. The South Lakes continues to represent one of the UK's most desirable hotel and leisure investment locations.

The hotel occupies a scenic position on the banks of the River Leven in Newby Bridge, just 10 miles south of Windermere and 7 miles north of Ulverston. Other desirable towns within the Lake District National Park are within easy reach making it the hotel and ideal base for a holiday in the Lakes. Attractions within the immediate area include the Lakeland Motor Museum which houses the world famous Campbell Blue Bird Exhibition. There is also the Haverthwaite steam train which travels a scenic route through the Leven Valley to Lakeside station where passenger can connect with Windermere Lake Cruises.

The A590 provides direct access to the M6 motorway at junction 36 making the area easily accessible via the road network. The closest railway station is Grange over Sands which is around 5 miles from the property.

THE HOTEL

A well-established three-star hotel occupying a distinctive riverside setting within Lakeland Village at Backbarrow, at the southern tip of Lake Windermere.

The property occupies a substantial historic industrial building with a rich heritage dating back to Tudor times. Throughout its history the site has served as a corn mill, cotton mill and the internationally renowned Reckitt's "Dolly Blue" ultramarine pigment factory before being converted into a hotel. Many original features and artefacts have been retained, creating a unique sense of character and identity that distinguishes the hotel within the local hospitality market.
The hotel offers 38 well-appointed guest bedrooms, many benefiting from views over the River Leven, together with an established food and beverage operation including the Riverside Restaurant and the popular Dolly Blue Bar. Guests also have access to the comprehensive Cascades Leisure Club, incorporating an indoor swimming pool, gymnasium, spa facilities, sauna, steam room, Jacuzzi, and squash court.

ACCOMMODATION

The hotel is constructed in two main sections, with the hotel being to the south and the leisure centre being towards the northern side of the site. The two buildings are connected via a covered walkway to the second floor.

The ground floor of the main hotel features a reception area, lounge bar, large restaurant with kitchen, a conservatory, staff offices, changing rooms, customer W/Cs and two small function/meeting rooms. The restaurant leads to an external patio area overlooking the river, with seating. There are also five double en-suite guest bedrooms, and to the southern side of the building are three timeshares (which have been sold off) and which can be separately accessed via an entrance/hallway to the side of the building. The main entrance lobby provides access to the lower ground floor which provides a bar area. There are patio doors leading out to a terrace, overlooking the river with further external seating areas. The entrance lobby also leads to a main staircase and lift to the upper floors.

The first floor provides six en-suite bedrooms. Five of these are large doubles which can also be used as family rooms. There is also an upper lounge bar (with access to the main bar) and a linen store. The second floor has nineteen en-suite bedrooms, laundry and linen store as well as five timeshare apartments. The timeshares can be accessed via the separate entrance / staircase to the side of the main hotel. The third floor provides eight en-suite bedrooms, two of which have balconies overlooking the river plus a linen store. The fourth floor provides two timeshare apartments. The access to these is via the main hotel, through the staircase / lift to the guest letting bedrooms.

The leisure centre provides accommodation over three storeys. Internally, the ground floor provides a large swimming area, with pool and jacuzzi alongside shower areas. There is also a reception, staff office, male and female W/Cs and changing rooms, a steam room, sauna, dance studio and squash court. To the side of the ground floor is a store and two plant rooms – which house the boilers / electricity power to the whole of the property. The first floor is at mezzanine level and provides a gym, further sauna, table tennis room (currently used as storage) as well as customer W/Cs and a function room. The second floor provides the on site spa, with 6 x treatment rooms, sauna, laundry, break room, steam room, cleaning store, male and female W/Cs.



SUMMARY OF ACCOMMODATION

Lower Ground Floor

- Dolly Blue Bar with internal and external seating.

Ground floor

- Reception, lounge/bar, restaurant, staff offices, WCs and changing, meeting/function rooms, five bedrooms, three timeshares.

First floor

- Six bedrooms, upper lounge bar.

Second floor

- Nineteen rooms, five timeshare apartments.

Third floor

- Eight bedrooms.

Fourth Floor

- Two timeshare apartments.

Cascades Leisure Club and Spa

- Arranged over three storeys and provides reception area (separate from hotel), staff office, W/Cs and changing rooms, pool, jacuzzi a steam room, sauna, dance studio, squash court, gym, 6 x treatment rooms

1&2 Foxwood Hill

- Located at the top of the car park are two staff cottages we understand provide four bedrooms each.

The GIA of the hotel and leisure centre (excluding timeshares) is circa 3,687.25 SqM (39,690 SqFt).

A breakdown of this is available within the data room, along with floor plans.

THE SITE

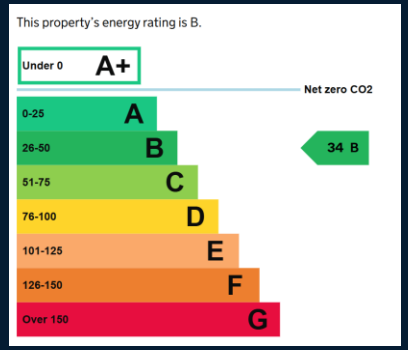
There is a substantial car park that provides three main parking areas which is ample for the hotel and leisure centre. Where the property overlooks the river there are the paved seating areas and additional areas of grass and planted areas.

The additional thirty seven timeshares (which have been sold off separately under title no. CU253766) are located to the north of the hotel / leisure centre, and separately accessed with areas of parking / pathways leading to each of these.

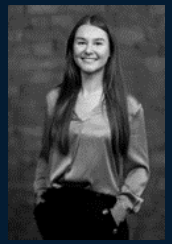
The titles being sold are: CU254508 and CU33390.

TRADING INFORMATION
Please refer to the data room.

EPC



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VAT
All figures quoted are exclusive of VAT.

PRICE
Offers in excess of £2,500,000.

LEGAL COSTS
Each party will be responsible for their own legal costs.

VIEWINGS
Strictly by appointment.

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