



YHA New Forest

Cott Lane, Burley, Ringwood, Hampshire, BH24 4BB

Tenure: Freehold

Price: £995,000

Ref: 96297

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- A rare opportunity to acquire a freehold property currently operating as a 33 bed hostel with staff accommodation and three camping pods.
- The property is offered to the market without restriction as to use. The vendor would welcome proposals to continue the property as a YHA partner hostel, but all offers will be considered on their individual merits, with preference given to those demonstrating a clear ability to proceed.
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage.
- This property is trading and is currently part of YHA's network of over 100 hostels across England & Wales.
- www.yha.org.uk/hostel/yha-newforest

Location

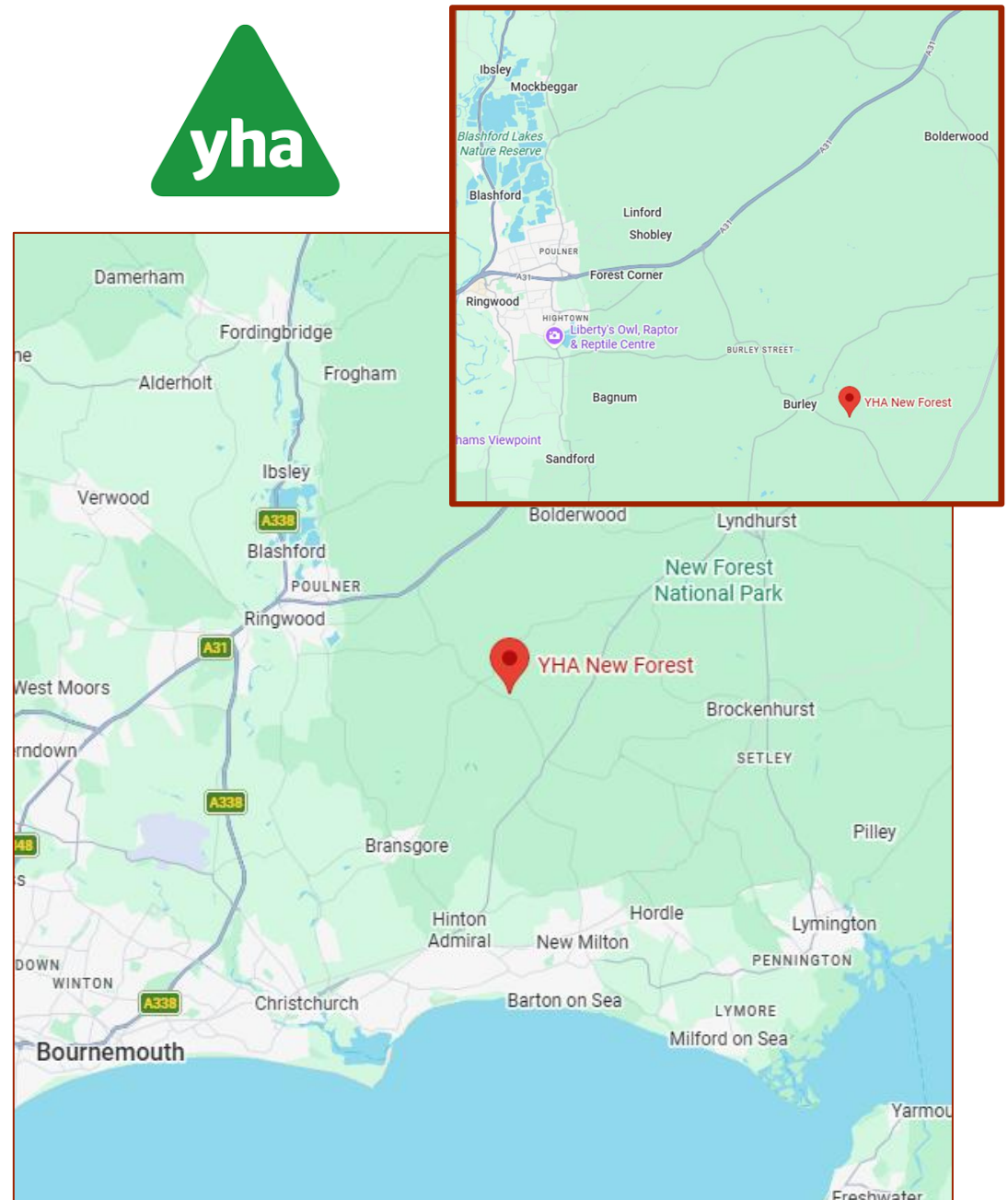
YHA New Forest is situated in the sought-after village of Burley in the New Forest National Park. Burley has ancient origins and is now a village which attracts tourism. It is situated close to the Hampshire and Dorset borders, near the A31 dual carriageway.

Burley is located towards the western edge of the New Forest, four miles southeast of the Hampshire town of Ringwood. Properties within the village are fairly well dispersed, although there is a village centre with Burley Street to the north, Bisterne Close to the east and Mill Lawn to the northeast.

Burley has a number of local amenities including a Post Office, a newsagents, a butcher's shop, tea rooms, art galleries and other retail outlets selling festival clothing, antiques and gifts. There is also a cycle hire shop and a business offering wagon rides. Burley is in the open access area of the national park and horses, ponies and cattle roam freely through the village which is surrounded by open heathland.

Burley is oozing olde worlde charm and has many fine period and thatched properties. The village is noted for its witchcraft which began in the 1950s when a White Witch called Sybil Leek lived in the village.

Burley is in one of the most desirable areas of the New Forest, surrounded by towns and villages such as Brockenhurst, Lymington and Beaulieu. The village has a population of around 1,350 and has good transport links with railway services available from Brockenhurst Station. The New Forest attracts many year-round visitors who explore its open heathland, its many attractive villages and towns and its coastal areas around Lymington and Hurst Point.



Property

YHA New Forest is a two storey property with a loft conversion. It is of brick construction with a partly whitewashed, rendered façade beneath a pitched slate roof. It has a 'conservatory' addition on its western wing and a single storey addition beneath a pitched slate roof to its rear. In addition, there is a timber constructed, wood clad outbuilding with a pitched roof and a large woodshed.

Trade Areas

GROUND FLOOR

Front entrance into HALLWAY with wood effect vinyl flooring. To the rear is a small seating area with a water station. RECEPTION with polished wood counter top, stainless steel worktops and a breakfast bar to seat four. SERVERY/OFFICE space behind. DINING ROOM (in the conservatory) with exposed brick walls and glazing, polished wood tables and bench seating for about 20.

LOUNGE with dark wood effect laminate flooring, an open fireplace, a bay window and seating for about 14. CATERING KITCHEN with nonslip flooring, hygienic wall cladding, a stainless steel extraction canopy, worktops and equipment. SERVERY HATCH to reception. WASH-UP with quarry tile flooring, stainless steel worktops, wash station and equipment. To the rear is a DRY STORE with nonslip flooring and fridge/freezers.

Letting Accommodation

GROUND FLOOR

LETTING ROOM 1 has fitted carpet, a wash basin with vanity mirror and an exterior door to the gardens. Two single bunk beds and a double/single bunk bed to sleep seven.

LETTING ROOM 2 has an entrance hall with cloakroom, fitted carpet and two single bunk beds to sleep four. En suite SHOWER ROOM with wash basin and WC.

Shower and WC shared between guests. Two storerooms.







Letting Accommodation continued

FIRST FLOOR

LETTING ROOM 3 is a spacious room with fitted carpet, a wash basin with vanity mirror and three single bunk beds to sleep six.

LETTING ROOM 4 is a spacious room with fitted carpet, a wash basin with vanity mirror and two single bunk beds and a single bed to sleep five. En suite SHOWER ROOM with WC and wash basin.

LETTING ROOM 5 has fitted carpet, a wash basin with vanity mirror and single and double/single bunk beds to sleep five.

LETTING ROOM 6 has fitted carpet, a wash basin with vanity mirror and three single bunk beds to sleep six.

The interconnecting first floor landing has bench seating and a communal wash area with two WCs and two shower cubicles. Storeroom.



Manager's Accommodation

SECOND FLOOR

Access from the first-floor staircase to two SINGLE BEDROOMS (one with an en suite WC) and one DOUBLE BEDROOM. A separate staircase leads down to a lower level where there is an open plan LIVING AREA (lounge/kitchenette/dining room). SHOWER ROOM. Storeroom. Private terrace on composite decking. Separate external access.

External

Entry over a cattle grid to the gravelled CAR PARK with space for more than 15 vehicles. Mature, lawned grounds with ample bench seating and idyllic forest surroundings. Large woodshed utilised as a bike store and a bike repair station. Enclosed, fenced off bin store. Private fenced off area.

Lawned rear garden with bench seating. Three wooden camping pods which sleep three to four guests each.



External continued

OUTBUILDING: Self-catering KITCHEN with nonslip flooring, appliances, polished wood domestic kitchen worktop and bench seating for about eight. LAUNDRY ROOM. Two WCs and two shower cubicles.

Two plumbed outside facilities: the 'Lav Shack' and the 'Shower Shack' for camping guests.

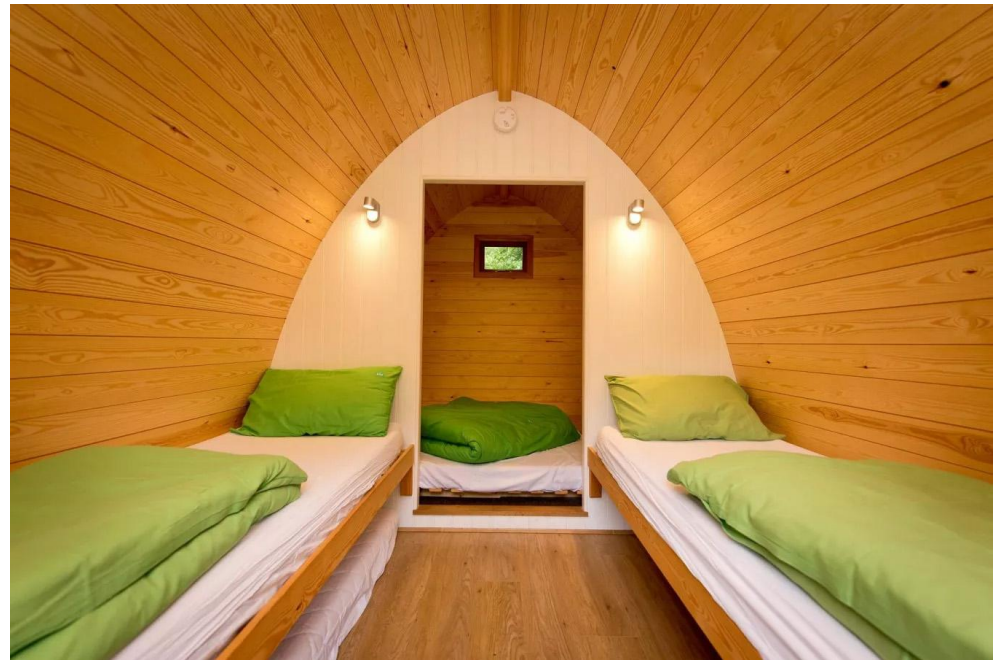
The Business

The hostel accommodates a large number of tourists and nature enthusiasts visiting the New Forest National Park who enjoy participating in outdoor pursuits such as bird-watching, walking the open heathland, cycling and trail running.

Other visitors may be exploring the nearby coastal towns and settlements of Lymington, Buckler's Hard and Hurst Point, whilst families visit attractions such as Paultons Park (home of Peppa Pig World) and Beaulieu Estate and Motor Museum.

Due to the diverse nature and unique locations of all our hostels, YHA adopts 3 main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The opening patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unmanned hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips. Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.





Tenure & Price

FREEHOLD £995,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

The tents shown in the photographs and/or on site are not the property of the YHA and are not included in the sale.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

YHA Franchise

YHA believes in the power of travel and adventure to connect people to each other, nature and heritage. Since 1930, the organisation has operated a unique network of hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

The YHA network already includes a significant number of independently owned and operated hostels: in 2024/25, over 810,000 guests stayed in its properties.

For further information, please contact Sidney Phillips.

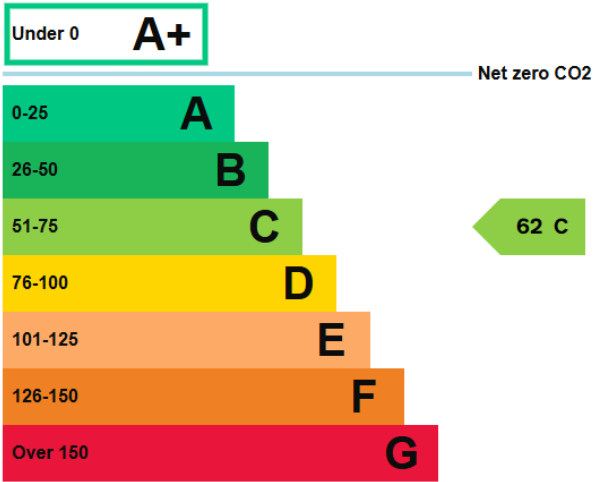
Licences

A Premises Licence is held.

Services

Mains water, electricity and drainage are connected. LPG gas for central heating and cooking.

Local Authority: New Forest District Council.





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Business Mortgages

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Utility Helpline

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.