

FOR SALE

Colliers

Dalesgate Hotel & Restaurant

406 Skipton Road, Utley, Keighley BD20 6HP

Introduction and Location

The Dalesgate Hotel is a well-positioned roadside hotel, offering 20 comfortable letting bedrooms and generous public areas, including expansive areas ideal for food and beverage service. Set in a large site, the hotel has recently undergone investment and refurbishment, leading to growing trade and increasing popularity.

Strategically located on the busy B6265 Skipton Road, the hotel provides excellent connectivity between Keighley, Steeton, and beyond to Skipton. The sought-after residential area of Utley is just half a mile from Keighley's town centre, while the A629 Aire Valley Trunk Road is only a short drive away, linking Keighley with Bradford to the south and Skipton to the north. The wider area benefits from a prime location between large conurbations, including Huddersfield (4.5 miles), Halifax (5.4 miles), Bradford (7.9 miles), Dewsbury (8.2 miles), Wakefield (17.4 miles), and Leeds (15.7 miles).

A diverse range of local demand drivers add to the hotel's appeal, including corporate occupiers, Airedale General Hospital, Keighley Golf Club, and Utley Cemetery. Additionally, the hotel is a gateway for leisure travellers, offering convenient access to scenic walking routes on Ilkley Moor, the stunning Yorkshire Dales National Park, and a variety of popular tourist attractions.



20 well-appointed en suite letting bedrooms



Expansive public areas, featuring a spacious restaurant and bar area



Highly visible roadside location, ensuring excellent exposure and accessibility



Recently transformed into a budget-friendly hotel, presenting immediate opportunities for growth and increased revenue

Offers in the region of £850,000 - Freehold

The *Property*

The hotel is set within beautifully crafted stone buildings spanning three storeys, featuring a classic pitched slate roof. It seamlessly combines two structures which have been thoughtfully integrated.

The current owners have invested in the hotel since their purchase in December 2022 by transforming it into a budget-friendly, self-check-in establishment that offers a convenient breakfast service and an efficient, streamlined experience for guests. The investment has focused on enhancing the guest experience through a keyless electronic door access system, bedroom decoration with smart TVs, upgraded fixtures and fittings, and a comprehensive CCTV system for added security.



Public *Areas*

The **main entrance** at the front of the building opens directly into the **reception area**, complete with a reception desk and access to the rest of the property.

Beyond the reception lies a **spacious bar and lounge area**. While currently not in operation as a bar, this generous space presents an excellent opportunity for a new owner to reintroduce a traditional bar experience, catering to guest demand and enhancing the hotel's appeal.

The restaurant, located on the lower ground floor, is currently used exclusively for breakfast service and offers seating for approximately 45 guests. This space provides potential for expanded dining options.

Ladies' and gentlemen's W/Cs are situated both on the lower ground floor near the restaurant and adjacent to the reception area on the ground floor.



Letting *Bedrooms*

The letting bedrooms are distributed across the lower ground, ground, and first floors, offering a variety of accommodation options to suit different guest needs.

The 20 en suite letting bedrooms are configured as follows:

Room Type	No.
Double / Twin Rooms	4
Double Rooms	7
Twin Rooms	3
Single Rooms	4
Deluxe Double Rooms	2
Total	20

Each room features **en suite facilities**, with a mix of showers and baths available.

The bedrooms are equipped with tea and coffee-making facilities, Freeview TV and a hairdryer. Guests can also request an iron and ironing board, while complimentary toiletries add to the thoughtful touches provided.



Staff / Owner's Accommodation

Situated on the second floor, the former owner's accommodation offers a living space that is currently unoccupied. This area includes a spacious bedroom, bathroom and two reception rooms, providing ample potential for staff housing or private owner accommodation. While renovation is needed, this space presents an excellent opportunity to create a comfortable and convenient living area within the hotel.

Service Areas

The property benefits from a catering kitchen, substantial office space, storage, linen room and a laundry/boiler room.

External

The hotel is set in approximately 0.3 acres and benefits from a spacious private car park located at the rear, featuring two entrances and a storage garage. Guests and staff also benefit from direct access from the car park to the lower ground floor.

Planning and Development Potential

The property offers valuable development opportunities, subject to planning approval. There is potential to create additional letting bedrooms by repurposing large office and storage areas, or even by converting the former owner's accommodation. Additionally, the bar and lounge area could be transformed to better suit a new owner's operational vision.

The site has previously been granted planning consent for conversion into four residential dwellings, as well as approval for the construction of two new residential properties within the car park. While this planning permission has since expired, further details are available upon request.



The *Business*

Originally operated as a traditional hotel, the property was later restructured into a budget-friendly, self-service hotel to minimise costs. The current owners, based in London, manage operations remotely via mobile applications, with a small on-site staff team overseeing day-to-day activities.

Therefore, there exists the opportunity to build upon the foundation established, with potential to further enhance the remaining bedrooms and reintroduce trading in the public areas, unlocking additional revenue streams to meet demand.

The hotel benefits from a range of income streams, attracting corporate and transient workers during the week, while weekends see strong demand from leisure travellers.

Accounts for the 12 months ending December 2024 show the hotel generated a net turnover of £159,421 with a strong profit margin. With its growing trade and reputation, this figure is projected to increase significantly.

Now available for sale, the owners recognise that maximising the hotel's potential requires hands-on management, something they are unable to provide from a remote location.



Services

Mains electricity, water, gas, and drainage.

Wi-Fi available throughout. View shared post

Licence

Premises

Tenure

Freehold

Further Information

An Information Memorandum will be made available to interested parties upon request to Colliers.

Price and Method of Sale

Offers in the Region of £850,000 are sought for the freehold interest complete with trade contents (according to inventory) but excluding personal items. Stock at valuation.

Finance

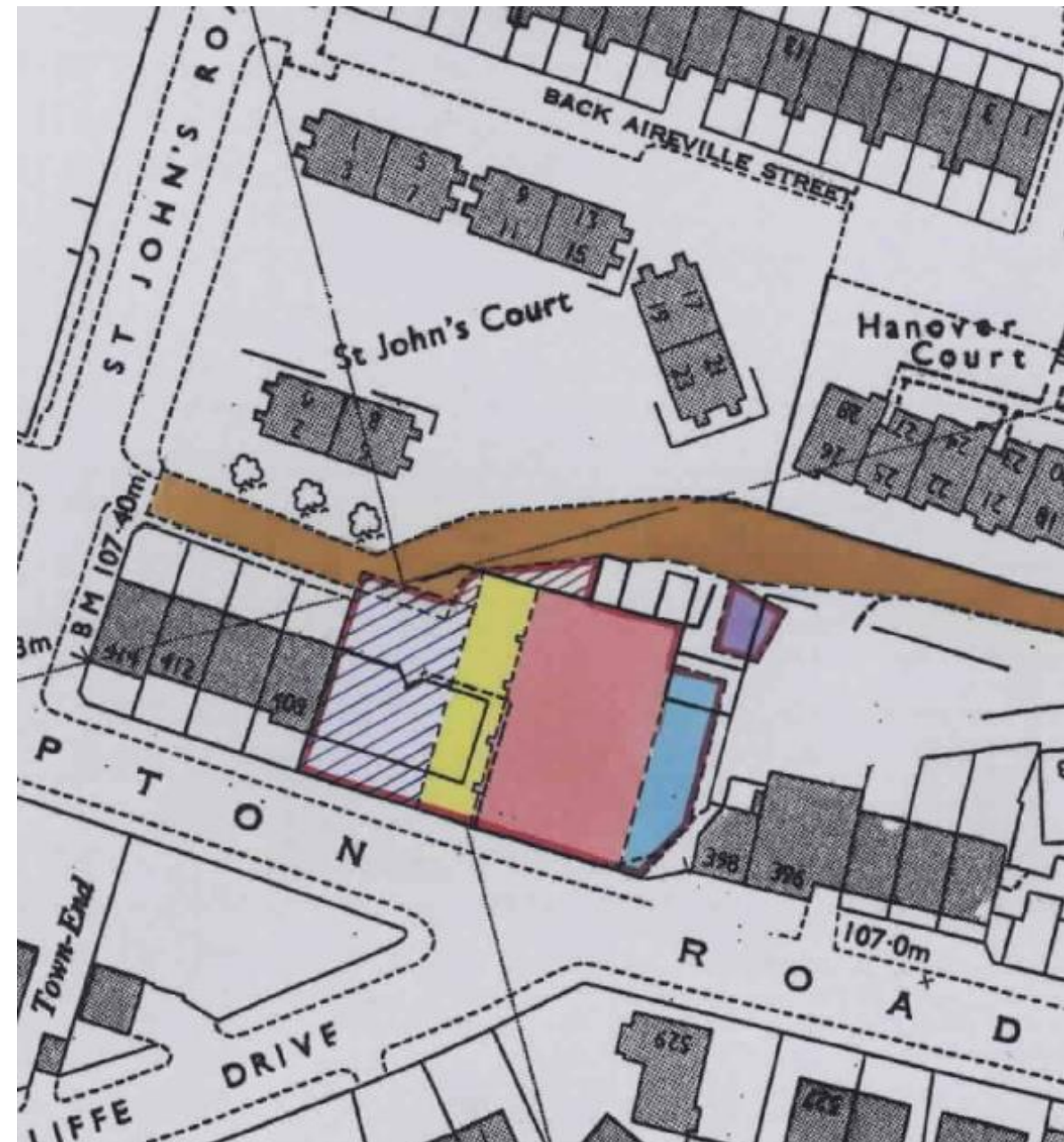
Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

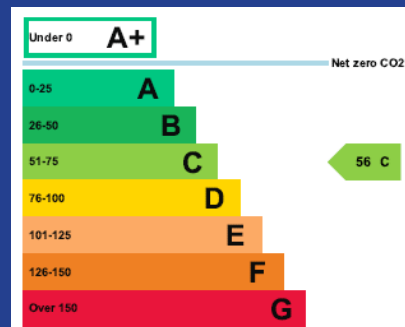
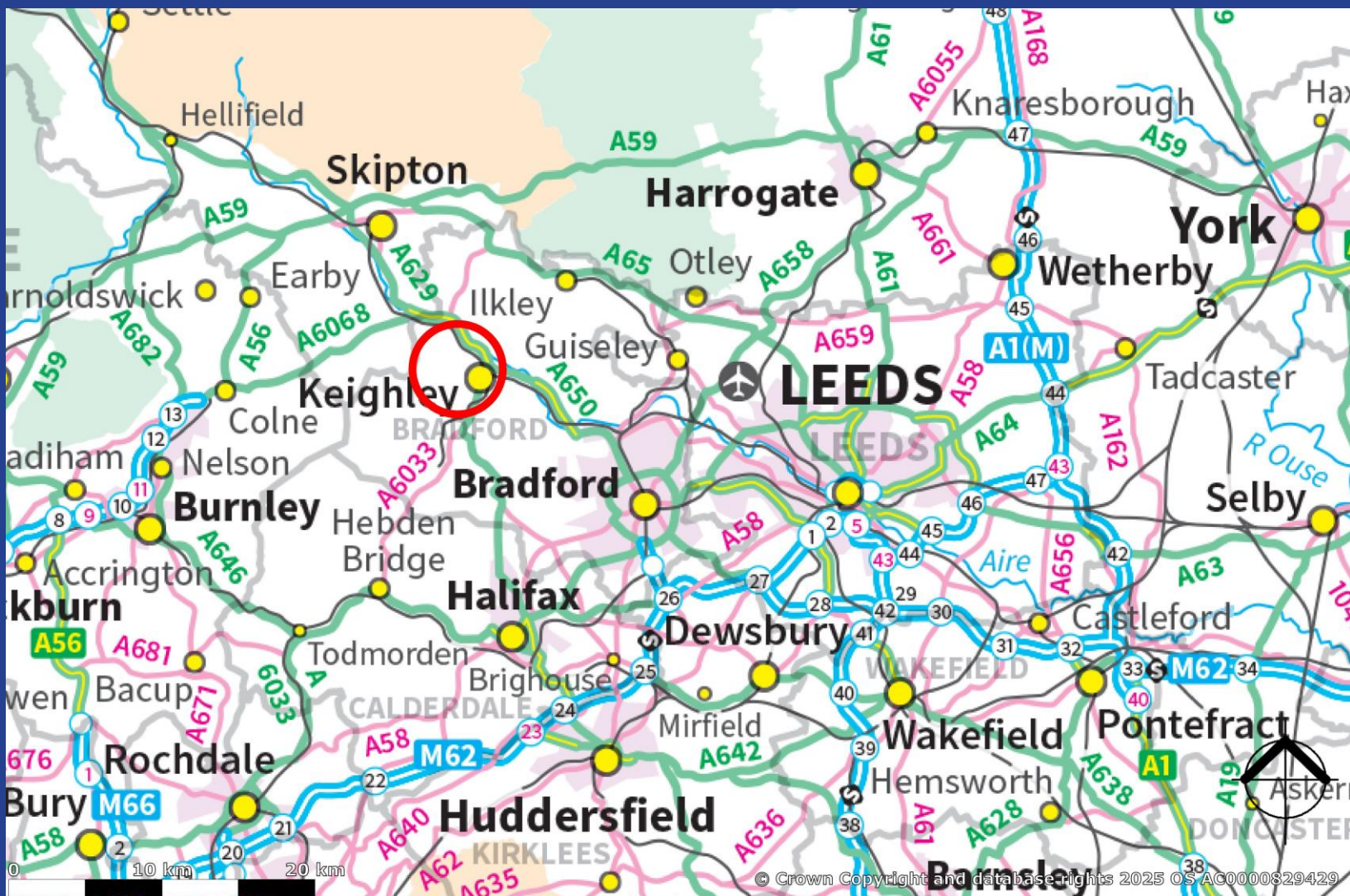
To View

All appointments to view MUST be made through the vendors' agents who are acting with sole selling rights.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful





Viewing and Further Information

Strictly no direct approaches to the property please.

For further information or to arrange an inspection of the property, please contact:



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www.colliers.com/hotels



Source - Edozo

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