

**Tuesday, 01 July 2025**

**RE: The Cricketers, Thistle Hill, Knaresborough, North Yorkshire, HG5 8JL**

In order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Friday, 25 July 2025**.

The following information will be required if you wish to submit a freehold offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation, subject to planning etc.
- Please confirm your intended future use of the property.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

**In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.**

*Please note that our client is not obliged to accept the highest offer or indeed any offer.*

**FOR SALE FREEHOLD – OIEO: £100,000 + VAT**  
**THE CRICKETERS, THISTLE HILL, CALCUTT,**  
**KNARESBOROUGH, NORTH YORKSHIRE, HG5 8JL**



- Freehold public house located on the edge of the village of Calcutt
- Prominent location fronting Thistle Hill around half a mile from Knaresborough
- Heavily fire damaged following a fire in April 2025
- Plot size of circa 0.416 of an acre
- Alternate use potential, subject to obtaining the necessary consents

## Location

Knaresborough is a popular market and spa town in North Yorkshire located on the banks of the River Nidd, approximately 3 miles east of Harrogate. The town is well connected via the A59 and Knaresborough railway station, offering direct links to Leeds and York.

The Cricketers occupies a prominent position fronting Thistle Hill (B6163) on the edge of the residential village of Calcutt which is around half a mile from Knaresborough town centre. Located to the rear of the pub is Calcutt Oval, the home of Knaresborough Forest Cricket Club. The cricket club has a right of way across the pub car park to access their ground. Nearby properties on Thistle Hill are predominantly residential dwellings.

## Property Description

The Cricketers is a three-storey detached property of stone and brick construction, with later single storey additions. The property is heavily fire damaged following a fire in April 2025.

Externally there is a trade patio to the rear and a grass beer garden to one side. There is car parking for around 20 vehicles.

The property's Gross External Area is around 2,978 square feet and it sits on a plot size amounting to circa 0.416 of an acre.

## Tenure

Freehold. The property is held under Title Number NYK143582 and the Title Plan is included on page 3.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a Conservation Area. The site is located within the Calcutt Greenbelt. For further information please contact the local authority.

There is a right of way across the car park to Knaresborough Forest Cricket Club which is located to the rear of the pub.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Business Rates

The property is assessed as a 'Public house and premises' and the Rateable Value is £5,600 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

An EPC is not available due to the fire damaged condition of the property. Interested parties are advised to make their own enquiries regarding energy performance requirements in the event of redevelopment or reconstruction.

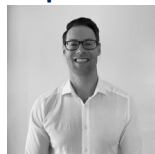
## Viewings

Due to the condition of the property as a result of the fire damage, there will be no internal viewings. Interested parties are strictly prohibited from entering the premises and instructed to only view externally.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

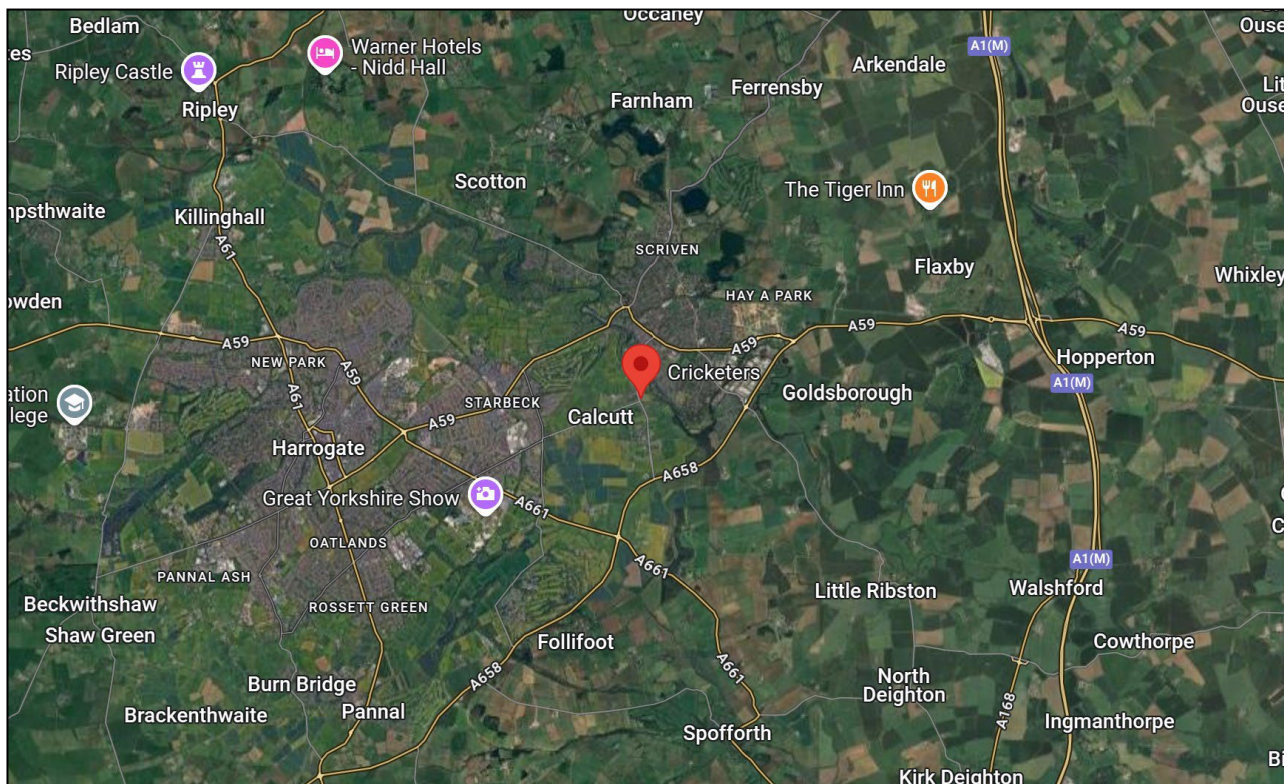
## Enquiries



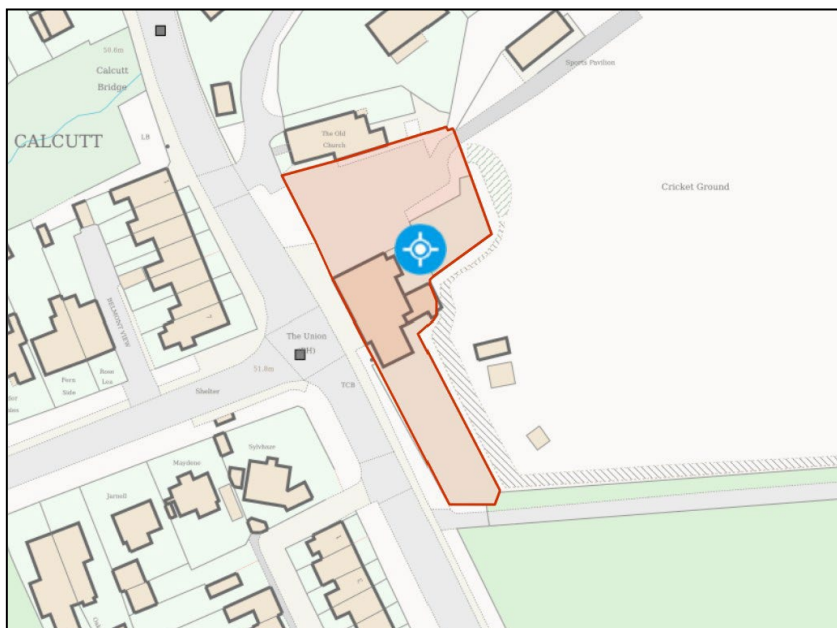
Contact: George Walker  
Tel: 07359 213606  
Email: george@wtsccommercial.co.uk



## Location Plan



## Site Plan



### Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.

Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



## Our Services & Offices

