

SINGLETON LODGE COUNTRY HOUSE HOTEL

LODGE LANE · SINGLETON · LITTLE SINGLETON · POULTON-LE-FYLDE · FY6 8LT

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“A unique Georgian style hotel, set in an easily accessible location and surrounded by 5 acres of grounds.”

Poulton-le-Fylde (2 miles) | Blackpool (5 miles) | Thornton-Cleveleys (4 miles)
Fleetwood (8 miles) | Preston (15 miles)

(All distances are approximate)

Key Features

Unique Georgian Style hotel, set within 5 acres of grounds.

14 modern en suite letting bedrooms.

Easy access from new A585 road.

Popular wedding venue.

Three dining areas, largest with capacity for up to 80 covers.

Site area approximately 5 acres.

Freehold.



LOCATION

Singleton Lodge Country House Hotel is situated in an easily accessible position close to Poulton Le Fylde, a charming market town located in Lancashire. It is known for its historic character and vibrant community and lies approximately 5 miles inland from Blackpool. The town features a mix of quaint cobbled streets, independent shops and restaurants.

The Hotel is just a 10 minute drive from the M55 Motorway, providing excellent accessibility to Blackpool, Preston, the Fylde Coast and the wider UK motorway network.

Poulton-le-Fylde railway station is located on the Blackpool North branch of the West Coast Main Line, providing convenient connections to major destinations such as Blackpool, Preston, and Manchester.

Liverpool John Lennon Airport is situated about 55 miles to the south of the property. Alternatively, Manchester Airport is approximately 60 miles southeast of the hotel. Both airports offer a wide range of domestic and international flights and are accessible via the M6 and M55 motorways.

DESCRIPTION

Originally built as a vicarage this Georgian property was converted to a hotel and wedding venue over 20 years ago and was once a school for refined ladies.

The hotel is privately owned and situated in an easily accessible location close to Poulton Le Fylde. The property is arranged over ground and first floor and comprises three dining areas, a reception lounge with log fire, bar area and lounge, three suites used for weddings and events, 14 individually designed bedrooms and ample private car parking to the front of the property.

ACCOMMODATION

The hotel provides 14 modern ensuite bedrooms which have been recently refurbished. There are four classifications of bedrooms, a breakdown is as follows:

Room type	Quantity
King room or deluxe double with en-suite	4
Standard twin room	1
Double room with en-suite	7
Family rooms comprising of double or king size bed and a single bed	2
Total	14

There is also a bridal lounge area with kitchen and toilet facility provided.



BAR AND RESTAURANT

The hotel offers a mix of casual and formal dining options and provides three dining areas, with the main dining room holding capacity for up to 80 covers. The other two rooms offer capacity for up to 30 and 18 people and are used for private events.

WEDDINGS AND EVENTS

The hotel is a popular wedding venue and is a licensed venue for civil marriages with maximum capacity of 90 people for civil ceremony.

Alternatively, these rooms can be used for christenings, wakes, family gatherings or corporate dinners.

A breakdown of the wedding facilities can be seen below:

Event	Room	Capacity
Civil ceremony	Main room	90
	Viceroy	30
Sit down meal	Main room	82
	Viceroy	30
	Wedgewood (private sit down meal only)	18
Evening reception	Whole venue	150

EXTERNAL AREAS

The property is set in 5 acres of parkland with walled gardens and a courtyard.

There is ample on site private parking.



GENERAL INFORMATION

SERVICES

We are informed that the property is connected to mains water, gas and electricity and has its own septic tank for drainage.

TENURE

Freehold.

ENERGY RATING

TBC

LICENSES

We are advised that the hotel operates with a Premises and Wedding License.

PRICE

Price on application.

THE BUSINESS

Available to bona-fide parties upon completion of a nondisclosure agreement.

LEGAL COSTS

Each party is to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Should the sale of the Property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

RATEABLE VALUE

The hotel is listed in the 2024 rating list with a rateable value of £38,500. The National Standard Multiplier for England and Wales for 2024/ 25 is £0.499.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

TUPE

The purchaser will be required to comply with the relevant legislation in respect to current employees.

FIXTURES AND FITTINGS

Trade Inventory will be included in the sale.

LOCAL AUTHORITY

All planning enquiries should be directed to Fylde Council on 01253 658658.

PLANNING PERMISSION

Singleton Lodge Country House Hotel offers potential for residential use, STPP. The property has a prime location surrounded by countryside while remaining well-connected to local amenities. The extensive grounds provide a foundation for creating a distinctive private residence or a series of high-end homes.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we recommend that you discuss any particular points which are likely to affect your interest in the property with Savills.

WHAT THREE WORDS LOCATION

///contoured.berated.tablets

CONTACT

Tom Cunningham
Director, Manchester
Mobile: +44 (0) 7894 341 564
Direct: +44 (0) 16 1244 7709
Email: tcunningham@savills.com

Evie Clarkson
Apprentice, Manchester
Mobile: +44 (0) 7815 010 167
Direct: +44 (0) 16 1244 7709
Email: evie.clarkson@savills.com



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