

BEVERLEY HOUSE STABLES

Malton, North Yorkshire



Beverley House Stables

Beverley Road, Norton, Malton, North Yorkshire, YO17 9PJ

York 19 miles • Thirsk 28 miles • Scarborough 23 miles

Three bedroom house, yard of 23 boxes, Horse walker, lunge ring, six paddocks

In all around 4.13 acres (1.67 Ha.)



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Beverley House Stables is located on the edge of the pretty Yorkshire market town of Malton, on the north of the River Derwent on the historic boundary between the North and East Ridings of Yorkshire. With excellent road access and train service on the Scarborough, York, Leeds, Manchester route and within an hour and a half drive of Leeds Bradford International Airport. The racecourse of Catterick (54 miles), Thirsk (28 miles) and Ripon (40 miles), together with York (19 miles) provide between them 70 plus racing days in the year.



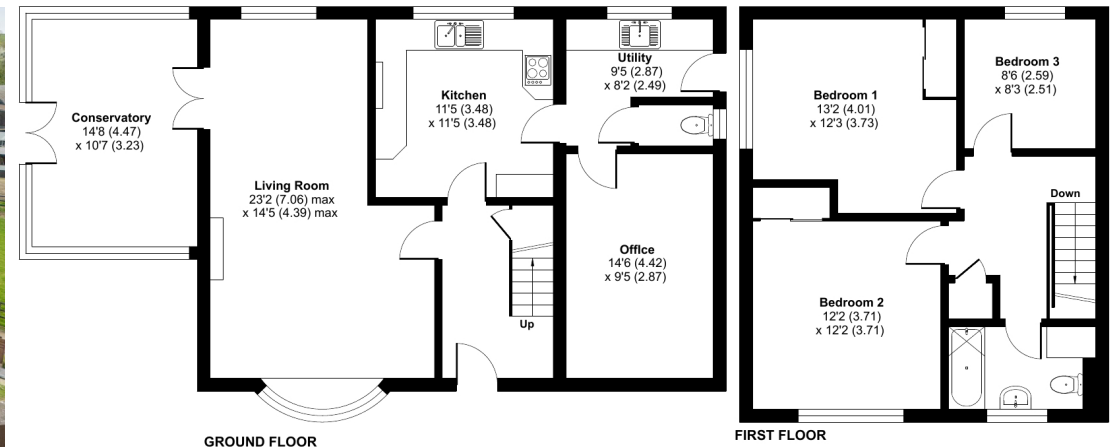
The House



Beverley House Floor Plan (Not to scale)



Around 1,491 Sq. Ft. (138.5 m²)





Beverley House Stables overlooks the Highfield Training gallops and consists of:

Trainer's House with 3 bedrooms, bathroom, hall, sitting room, kitchen, office and utility room

Mobile home with 2 bedrooms, with potential (subject to planning) for conversion to an equestrian worker's dwelling.

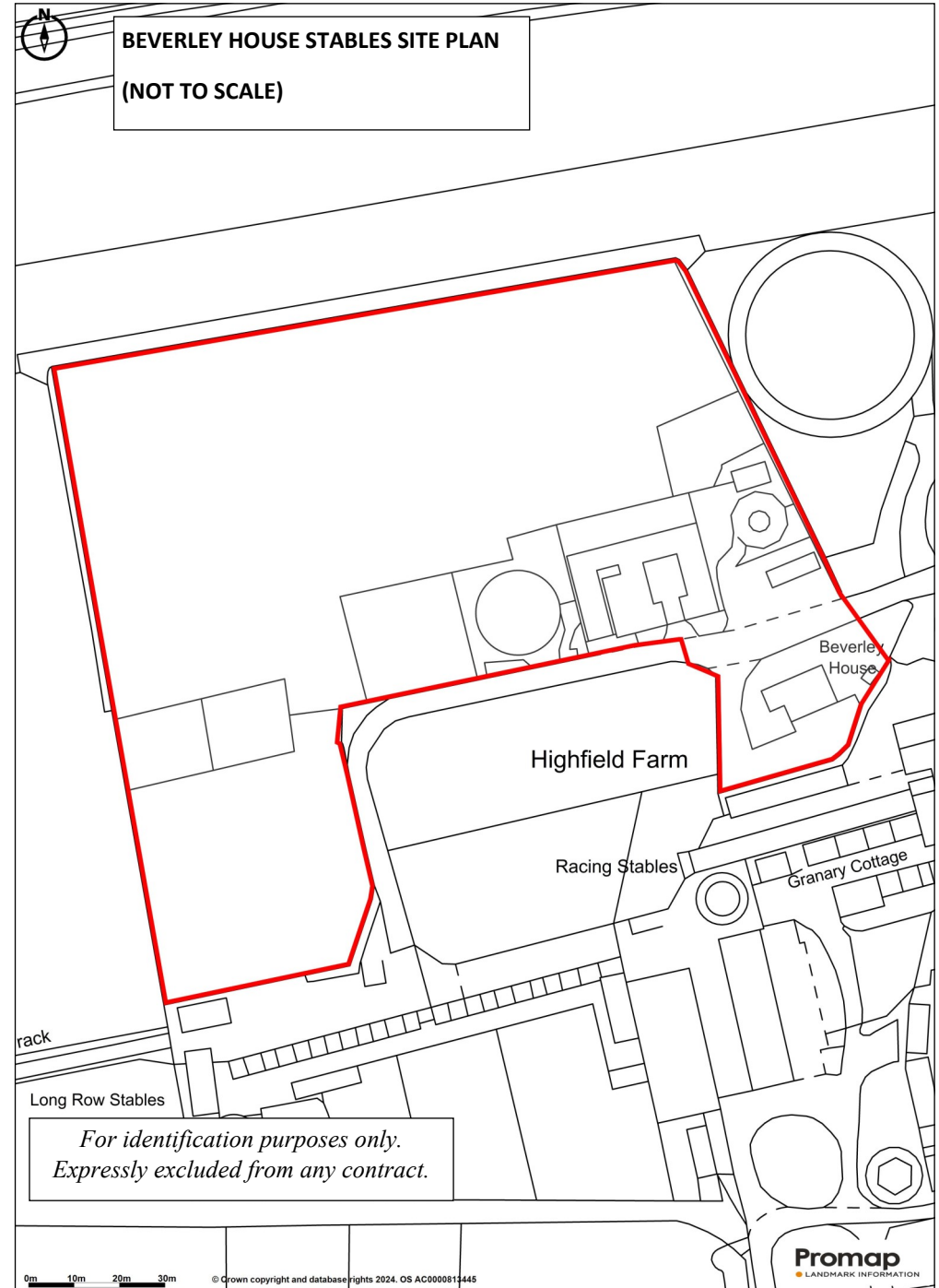
A brick yard of 12 boxes with feed room, tack room and racing tack room

A timber yard of 9 boxes with WC and feed room

2 Further timber boxes

In all 23 boxes

Horse walker, lunge ring and paddocks



General Remarks

METHOD OF SALE The property is offered for sale by private treaty as a whole.

TENURE AND POSSESSION The property is freehold.

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way whether or not disclosed. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property in particular.

SERVICES Mains water, electricity, private drainage.

FIXTURES AND FITTINGS The fixtures, fittings and equipment may be available to purchase at a reasonable valuation; however they are not necessarily included in the sale of the property.

TITLE The property is held in one title. NYK258646

PLANNING Approval number 3/96/35/A/PA states "The occupation of the dwelling known as Beverley House should be limited to a person solely or mainly working or least working in the locality in agriculture (as defined in Section 336 of the Town and Country Planning Act. 1990) forestry, or in a race horse training or a widow or widower of such a person or to any resident dependant (s).

LOCAL AUTHORITY North Yorkshire Council Tel: 01609 780780

COUNCIL TAX Beverley House is Band D with £2,083 being payable for 2024/25.

BUSINESS RATES The rateable value is £9,700 and, as such, is beneath the minimum threshold for business rates to be payable.



ACCESS TO GALLOPS Including (by arrangement with management) Highfield Gallops and the Langton Wold Gallops which cover an area of approximately 120 acres and are regarded as some of the finest in the country. Including six-furlong and 1m3f polytrack gallops and a five-furlong, six-furlong and 1m2f grass gallop. There are schooling grounds with steeplechase fences flights of hurdles, starting stalls and trotting rings.

HEALTH AND SAFETY When viewing please be aware that Beverley Stables is a working property with horses and prospective purchasers should not enter boxes unless accompanied by the agent or a member of staff.

VAT In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the Purchaser(s) in addition to the consideration will pay to the Vendor the full amount of such Value Added Tax.

ENERGY PERFORMANCE CERTIFICATES The Property has an energy efficiency rating of D.

VIEWING All viewings will be strictly through the agents: Windsor Clive International T: **01672 521155** E: info@windsorclive.co.uk

DIRECTIONS (Post code YO17 9PJ)

From Malton take the B1248, after 2 miles turn tight, then take right hand drive and keep to the right for around 300 metres.

What3words: ///yelled.sleepers.storms

LOCATION PLAN



IMPORTANT NOTICE:

Windsor Clive International give notice to anyone who may read these Particulars as follows:

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract.
2. Any description or information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Neither Windsor Clive International nor any of its employees have any authority to make or give any representation or warranty in relation to the property.
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4. The plan included with these particulars is for identification purposes only and is based on the Ordnance Survey. Where revisions have been made by the Agents a full land survey has not been carried out, consequently where enclosures have been divided or altered, the position of the new boundaries together with the plotting of any new or altered building and any other information, whilst believed to be basically correct, are indicative only.

