



CHESNEY STABLES
DRIFFIELD, EAST YORKSHIRE, YO25 5NW

CUNDALLS
EST 1860



CHESNEY STABLES

DRIFFIELD
EAST YORKSHIRE
YO25 5NW

Driffield 0.5 mile, Beverley 12 miles, Bridlington 14 miles, York 30 miles (All distances approximate)

A FIRST CLASS EQUESTRIAN CENTRE / LIVERY YARD WITH DEVELOPMENT OPPORTUNITIES

“Chesney Stables is a first class equestrian centre / livery yard, conveniently located on the edge of Driffield, comprising an immaculate range of facilities including modern 4 bedroom family home, together with over 24,500sq.ft of modern buildings providing stabling for 23 horses and in all, situated within around 20 acres”.

- **House:** A superb modern 4 bedroom family home which was constructed in 2003 and provides around 2,400sq.ft of spacious living accommodation.
- **Livery Yard / Equestrian Facilities:** First class equestrian facilities, currently operating as a commercial livery yard/equestrian centre with 23 livery stables (*all fully occupied*), 36m x 18m indoor arena, 50m x 40m outdoor arena, tack rooms, hay barn, workshop and general purpose building.
- **Land:** In all 20 acres, comprising around 17 acres grazing and mowing land with frontage to the Driffield Canal. *An additional 1.5 acres is available by negotiation.*

FOR SALE BY PRIVATE TREATY AS A WHOLE

GUIDE PRICE: £1,200,000

DESCRIPTION

Chesney Farm Stables is a first class compact equestrian centre / residential smallholding, currently operated as a commercial livery business. The property comprises an immaculate 4 bedroom modern house, a full range of equestrian facilities and buildings in a large concrete yard and in all, is situated within around 20 acres of grassland.

Chesney Farm Stables is a well-renowned and established equestrian business, situated on the outskirts of the traditional market town of Driffield, in an ideal location to attract local livery customers from the town and currently has around 23 stables occupied on a DIY livery basis generating around £44,000 per annum.

Since purchasing the property in 2010 the current owners have made a number of improvements to develop the livery yard into one of the most well presented and designed livery yards in the area. There has been a number of new buildings erected including a large purpose American Barn Stable with 23 stables, new hay barn and general purpose storage building, substantial areas of concrete have been laid, meaning the yard can affectively be walked in shoes even after the wettest of weather. The house has been upgraded, improved and is an incredibly energy efficient modern family home, with the whole site having minimal energy costs.

The commercial equestrian yard provides superb facilities including a purpose built American Barn stable livery facilities for 23 horses/ponies (all currently taken), tack room, feed stores and individual lock-up tack room/stores, a 36m x 18m indoor riding school; a 50m x 40m floodlit outdoor arena and hay stores.

The residential accommodation is situated in a modern family home known as Five Gables, constructed in 2003 and comprising the following spacious family accommodation: Entrance Hall, Cloakroom/Wet Room, superb Kitchen leading through to Dining and Living area, Study, Utility Room and Sitting Room. To the first floor is a Master Bedroom with Dressing Room and Ensuite Bathroom, three further Bedrooms and Bathroom.

The house and buildings are incredibly energy efficient with the benefit of air source heating, solar panels and battery storage, this means the whole site is relatively self-sufficient with very low energy running costs.

The property benefits from approximately 17 acres of grassland, which is free draining, well-fenced and provides good quality grazing for horses and mowing for hay, which is complemented by the extensive facilities.

The property presents a number of opportunities; either to continue with the profitable and well-established equestrian business, to develop into other commercial uses (subject to planning) or simply occupy as a main residence and operate a compact smallholding from the site.

LOCATION

The property is situated in a semi-rural position accessed of Wansford Road on the immediate southeast edge of Driffield.

Driffield town centre is within 1 mile and provides a wide range of services and amenities including schools, supermarkets, shops, public houses, restaurants, train station, sporting and recreational activities.

The minster City of Beverley lies 12 miles away. Beverley provides a superb range of amenities with its picturesque Minster and renowned racecourse and is a popular county town and has a larger range of amenities.

The historic City of York is situated approximately 30 miles away with mainline trains available to Kings Cross, London within 2 hours.



HOUSE

The residential accommodation is situated in a purpose built modern house known as Five Gables, which was constructed in 2003 and has been updated and modernised in the past 15 years. The house is incredibly energy efficient with solar panels and air source heat pump.

A double garage with storage space to first floor was erected in 2011 and the property benefits from a private drive, parking area and gardens.



ENTRANCE HALL

Spacious entrance hall with wood panelled walls. Doors to front and rear. Tiled floor. Two radiators. Fitted cupboard. Stone flooring. Stairs to first floor.

UTILITY ROOM

3.46m x 3.17m

Range of fitted wall and base units with plumbing for washing machine and tumble dryer. Stone tiled floor. Valiant boiler. Radiator.

WET ROOM

1.94m x 1.33m

Well-appointed fully tiled wet room with underfloor heating. Low flush W.C. Heated Towel Rail. Wash Hand Basin. Fitted electric shower.

STUDY

2.43m x 2.6m plus 0.9m x 2.1m

South facing bay window. Wood panelled walls. Radiator.

KITCHEN

6.42m x 4.03m

High quality fitted kitchen with wall and base units incorporating 1 ½ bowl single drainer sink unit and tiled splashbacks. Double aspect room. Flavel range oven with extractor fan over in brick surround alcove. Plumbing for dishwasher.

LIVING / DINING ROOM

8.97m x 4.92m

A superb triple aspect room with full height vaulted ceiling with three King Truss beams. Solid wood flooring. Open fireplace with multi-fuel stove in brick surround and stone hearth.

SITTING ROOM

6.43m x 4.15m

A large front to back triple aspect room. Wooden floor. Wood burning stove on stone hearth and brick surround. Radiators.

FIRST FLOOR

GALLERIED LANDING

4.38m x 3.66m

A large galleried landing with airing cupboard off. Radiator. Loft access.

BEDROOM ONE

4.14m x 3.17m plus Dressing Room 2.63m x 1.53m plus En-Suite 2.6m x 1.78m

A master bedroom suite with double bedroom and south facing aspect. Walkthrough wardrobe and en-suite with fitted wash hand basin in vanity unit. Low flush W.C. Enclosed double shower cubicle with tiled surround. Heated Towel Rail.

BEDROOM TWO

3.22m x 3.14m

Double room. Radiator.

BEDROOM THREE

4.39m x 2.64m

Double room. Radiator.

BEDROOM FOUR

3.68m x 2.55m

Double room. Radiator.

FAMILY BATHROOM

2.64m x 2m

Fitted bathroom suite with fully tiled walls and fitted low flush W.C and wash hand basin in vanity unit. Bath with central taps. Heated Towel Rail. Underfloor heating.

OUTSIDE / GARDENS AND GROUNDS

Five Gables is situated in mature gardens and grounds. The gardens are south facing and comprise large lawns with separate patio areas. There is a block paved parking area and private drive separate from the livery yard.

The garden benefits from a Summerhouse (3.7m x 4.7m) providing a lovely space with power and electric.

DOUBLE GARAGE / STORE

7.3m x 6.48m (first floor: 7.3m x 3.89m)

Large modern double garage with two up and over doors and side personal door. Includes W.C. Electric and light. Concrete floor. To first floor are two rooms providing storage facilities and capable of been utilised as home office/gym area.



LAND, BUILDINGS & EQUESTRIAN FACILITIES

In all, the property amounts to around 20 acres of which around 17 acres is grassland, comprising nine holding paddocks surrounding the yard and buildings and two larger grazing / mowing paddocks.

The buildings provide over 24,500sq.ft of floorspace, all in modern steel framed buildings and are situated in a large area covering over 2.5 acres and comprise a large open concrete yard providing ample parking and turning space and providing excellent access between the buildings.

The land is flat and provides good grazing and mowing land. The land also borders Driffield Canal and provides conservation and wildlife habitat.

The buildings benefit from electric and water supplies and comprise as follows:

No	BUILDING	Size	DESCRIPTION
1	American Barn Stables	37m x 22m	Purpose built, steel portal frame building with double concrete wall panels profile sheet and fibre cement roof. Providing 23 stables split into two sides, tack room, W.C. facilities.
2	Indoor Arena	42.5m x 19.4m	Steel portal frame building with profile sheet side panels and roof. Silica sand arena and viewing area.
3	Outdoor Arena	50m x 40m	Floodlit outdoor arena with post and rail surround. All weather poly fibre surface.
4	Workshop	8.84m x 8.33m	Steel portal frame building with profile sheet side panels and roof. Electric roller shutter door and side personal door.
5	Hay Barn	23m x 9.1m	Steel portal frame building with profile sheet side panels and roof
6	General Purpose Building	28m x 12m	Steel portal frame building with profile sheet side panels and roof. Electric roller shutter door and personal door.
7	Field Shelter	9.1m x 4.8m	Steel mono pitch frame. Yorkshire Boarding. Concrete floor.



GENERAL INFORMATION - REMARKS & STIPULATIONS

BASIC PAYMENT SCHEME / ENVIRONMENTAL SCHEMES

The land is not registered for the RPA BPS scheme and no entitlements will be transferred with the sale of the property. The property is not within any environmental schemes.

EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. No footpaths cross the land. There is a right of access between points A and B on the plan for the benefit of the adjoining owners of Chesney Farm.

SPORTING, TIMBER & MINERAL RIGHTS

It is assumed that sporting, mineral and timber are in hand and included in the sale.

BOUNDARIES

The vendors will only sell such interest as they have in the boundary walls, fences and hedges.

METHOD OF SALE

The property is being offered for sale by private treaty as a whole. The agent reserves the right to conclude negotiations by any other means at their discretion. Interested parties should inform the agents of their interest on 01653 697 820 or if you have specific queries, please contact either Tom Watson FRICS or Edward Wilkinson MRICS. email: tom.watson@cundalls.co.uk / Edward.wilkinson@cundalls.co.uk

GENERAL INFORMATION

Services:	Mains electric. Mains water. Septic tank. Superfast Broadband. Air Source Heat Pump. 8.4kw Solar and 7.2kw Battery Storage.
Council Tax:	Band F
Tenure:	We understand that the property is Freehold and that vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the agent's office in Malton, 01653 697 820
Postcode:	YO25 5NW
EPC:	C, 80
Guide Price:	£1,200,000
AML:	Under Anti-Money Laundering Regulations buyers will need to provide their full proof of identification and proof of funds.

Details and photographs prepared June 2025

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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