

CLUBLEYS

Equestrian Facilities, Land and Leisure Opportunities adjacent to
Tickton Hall, Beverley, HU17 9RX
For Sale by Private Treaty—Guide Price £1,250,000





An exceptional opportunity to purchase a fantastic equestrian/polo facility with further leisure opportunities extending to approximately 79.76 acres of grassland

SITUATION

Set in a fantastic position, the property is located on the outskirts of the popular market town of Beverley in the East Riding of Yorkshire.

Beverley has a variety of facilities including shops, a number of public houses and sporting facilities including tennis and golf.

The property benefits from good transport links, being directly accessed off the A1035, providing easy access to the surrounding areas whilst still enjoying the tranquillity of a semi-rural setting.

The property is also well-positioned for access to major cities. Hull is just 12 miles away, York lies around 31 miles away and Leeds is also within comfortable reach being approximately 58 miles away providing excellent connectivity for both local and regional visitors.

DESCRIPTION

The property comprises a range of equestrian facilities including a 40m x 80m indoor arena, a modern modular building which offers an excellent office and function space and planning consent for various holiday lodges, all set within 79.76 acres of fenced grassland and paddocks including a full sized polo pitch.





EQUESTRIAN/POLO FACILITIES

The property is home to some of the best equestrian facilities in the region, thoughtfully designed to support training, events and day-to-day horse care at a high level. The layout caters equally well to professional equine use and private ownership.

Highlights include:

- A floodlit indoor sand arena (40m x 80m)
- A full size polo pitch
- A well positioned pavilion (in need of some refurbishment)
- An established cross-country track
- Ample stabling, with mezzanine storage for feed etc.
- A horse walker
- Excellent turn out paddocks
- Holiday Lodges (in need of refurbishment)

Together, these facilities present a rare opportunity to acquire an equestrian and leisure property with strong existing infrastructure and scope for a wide range of future uses, subject to the necessary consents being granted.





BUILDINGS

General Purpose Building 20.32m x 15.32m

Steel frame construction with block walls and steel profile sheet cladding above, with steel profile sheet roof and vehicular roller shutter entrance door.

Lean To

Steel frame construction with brick cladding, divided into:-

Reception Area 9.92m x 4.84m

Patio doors to outside, pedestrian door to Arena area. Bar and Kitchen area with wall and base units and bar/island with 1.5 bowl stainless steel sink unit and drainer, electric hob and oven.

Entrance Hall 4.80m x 3.93m

Stairs to fully boarded low height storage area.

Corner Room

Used as a Tack Room.

Angled Connector Bay

Of similar construction to the General Purpose Area with two roller shutter doors.

Arena Building 70.00m x 52.00m

Steel frame construction with block walls and steel profile sheet cladding and roof. This building has a central horse arena together with stabling part way down one side with mezzanine viewing platform above with further group stabling beyond and group stabling/storage areas to the other side of the arena. The building benefits from various roller shutter doors.

Ancillary Buildings/Holiday Lodges

There are various former Lodges which we understand were used for accommodating Polo players, together with two prefabricated units adjacent to the Arena Building. These cabins/units are in various states of repair. The planning consent is for 6 timber cabins for holiday accommodation.

In addition, there is a Pavilion Unit overlooking the Polo pitch, a small steel framed field shelter with steel profile sheet roof and Yorkshire boarding ends and a small range of block open fronted buildings with part Yorkshire boarding cladding and steel profile sheet roof with a small end barn of timber frame under steel profile sheet roof.



THE LAND

The land extends to approximately 79.76 acres (32.28 hectares) of prime grassland, ideally suited for equestrian and polo use.

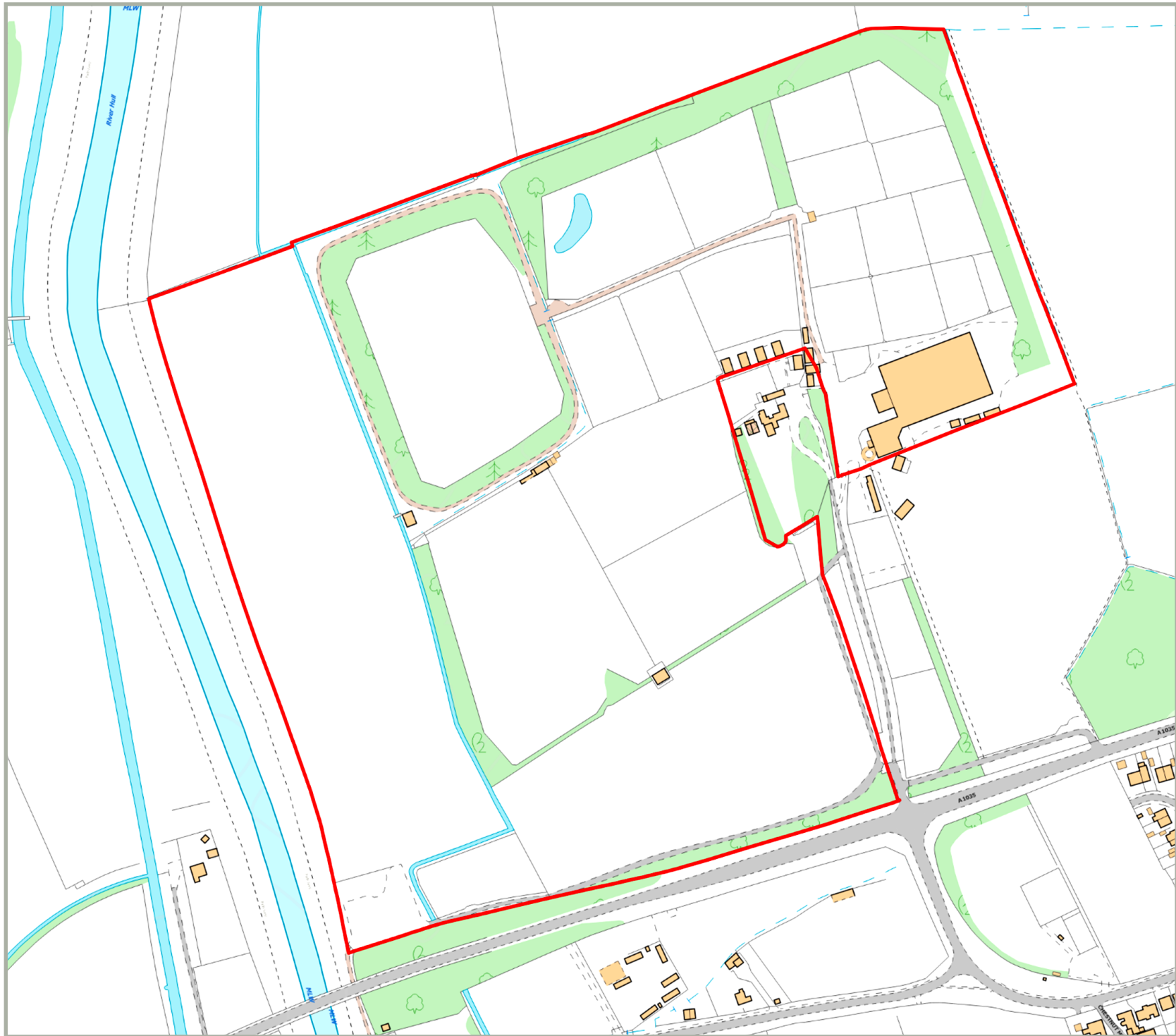
The land is thoughtfully divided into a series of well-fenced paddocks, predominantly enclosed with post and rail fencing, with most of the paddocks benefiting from mains-fed water troughs—providing excellent functionality for turnout and horse management.

At the heart of the property lies a maintained polo pitch, complete with a pavilion—perfect for hosting matches, events, or private gatherings.

Offering a rare combination of quality pasture, purpose-built infrastructure and a prestigious setting, this property is ideally equipped for a variety of equestrian enterprises whether for private enjoyment or professional use.



PLAN



MODULAR BUILDING

Currently serving as a smart, self-contained office, this modular building offers outstanding flexibility. Fully insulated and finished to a high standard, it provides a bright and comfortable space suited to a wide range of uses.

Ideal for administration and meetings, it also has the benefit of a fully equipped function room/bar area — perfect for enhancing equestrian events, with direct access to the adjoining indoor arena.

This practical and multi-purpose addition has been well designed to support both the business and social aspects of any rural enterprise.

Please note the planning consent attached to the modular building contains restrictions.

The building benefits from double glazed windows with accommodation comprising :-

Ground Floor

Entrance Hall
6.62m x 3.03m

W.C.
3.13m x 1.56m

W.C.
3.54m x 1.42m

Corner Office
5.23m x 3.18m

Main Office
6.89m x 5.19m

Kitchen
2.00m x 1.56m

Function Room/Bar
8.42m x 6.79m

First Floor

Main Reception
7.30m x 6.99m

Kitchen
1.87m x 1.69m

Corner Office
4.46m x 3.02m

Corner Office
4.51m x 3.62m

Side Office
4.51m x 3.62m

Corner Office
5.58m x 4.66m

Board Room
6.10m x 4.66m



GENERAL REMARKS & STIPULATIONS

LOCAL AUTHORITY

East Riding of Yorkshire Council.

LOCAL TAXATION

Enquiries with the Local Authority indicate that in 2023 the property was listed in the Rating List as *"Polo Ground Offices and Premises"* with a Rateable Value of £39,250 per annum. However, we have been unable to locate a current entry for the property in the latest Rating List.

EPC

The Modular Building has an Energy Performance Rating of Band 'B'.

The Reception Area has an Energy Performance Rating of Band 'D'.

SERVICES

The property has the benefit of mains electricity and water, with drainage to a septic tank which is shared with the house (please note the house is not included within the sale).

The water and electricity supplies are independent from the main house, however the supply of the water, electricity and drainage is over land that is not included within the sale. We understand the necessary easements are in place for continued use.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Wayleaves, Easements or Rights of Way which affect the property however the property is sold subject to and with the benefit of all existing Wayleaves, Easements and Rights of Way whether referred to in these particulars or not.

DESIGNATIONS

The land is located within a Nitrate Vulnerable Zone and is subject to NVZ regulations.

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights are included in the sale, insofar as they are owned.

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

RESTRICTIONS

We are not aware of any restrictions on the property.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole.

GUIDE PRICE

The property is offered for sale with a guide price of £1,250,000.

VIEWINGS

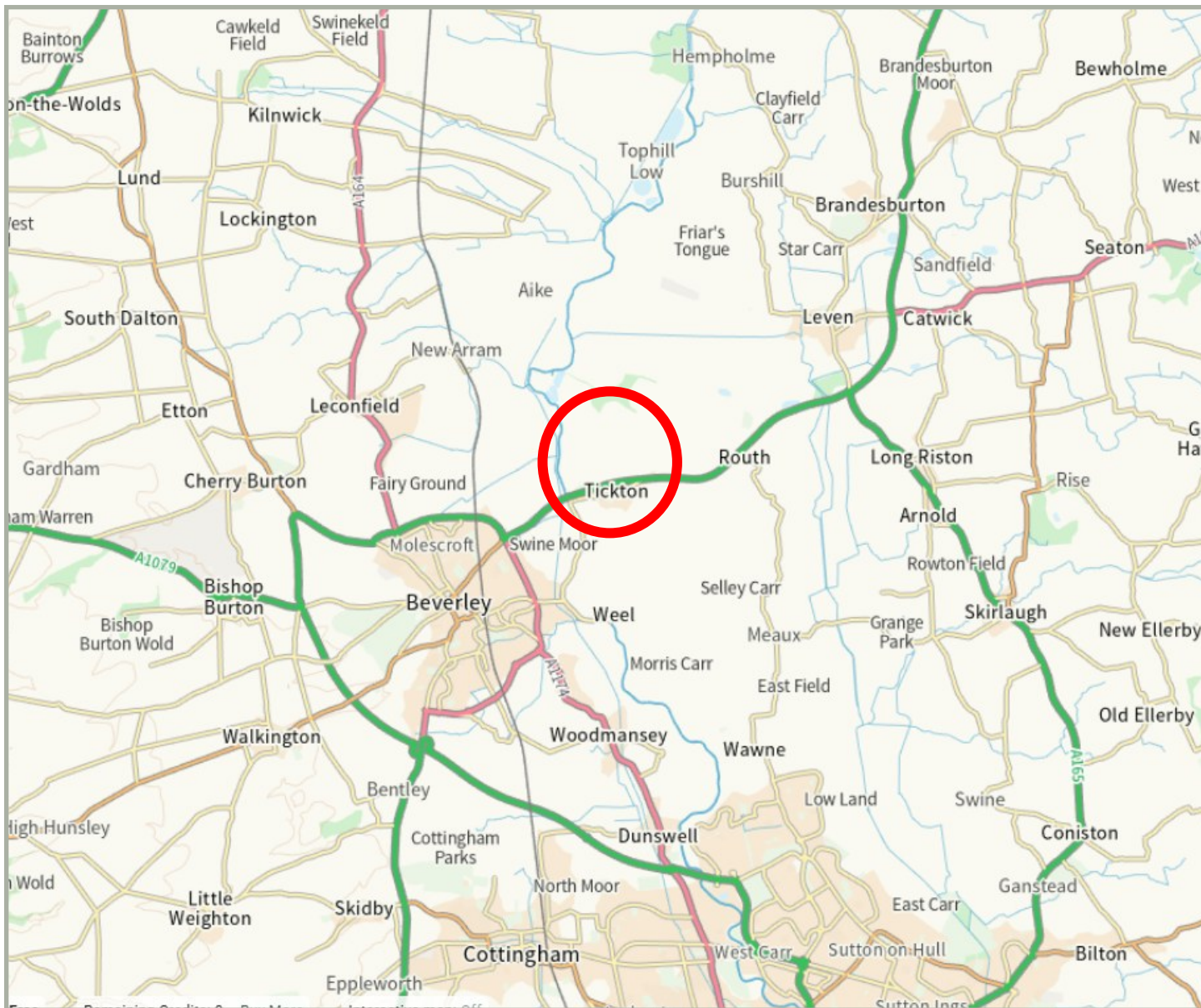
There will be the opportunity to view the property on specific viewing days.

Please register your interest with the Vendor's agent at their Market Weighton office in the first instance.





LOCATION PLAN



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Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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