



Teal Cottage Stud Greets House Road | Welburn, York

BoultonCooper

BC  
Est. 1801



# Teal Cottage Stud Greets House Road | Welburn, York

A UNIQUE EQUESTRIAN PROPERTY / RACING YARD OFFERING  
EXTENSIVE RANGE OF FACILITIES SET IN 20 ACRES

A rare opportunity to purchase an attractively situated equestrian smallholding / commercial racing yard, extending to approximately 20 acres and offering extensive range of facilities including stabling, horse walker, lunge ring, canter track, arena and four-furlong gallop and is set on the edge of Welburn village

Equestrian property / racing yard set on the edge of Welburn village  
Excellent range of equestrian facilities including four-furlong gallop  
Set in 20 acres of land, sub-divided into paddocks and suitable for grazing and grass cropping

Attractive setting on the edge of the Howardian Hills Area of Outstanding Natural Beauty

Offering further potential for development and expansion of equestrian facilities

Suitable for those with agricultural, equestrian or investments interests

FOR SALE BY PRIVATE TREATY AS A WHOLE

Guide Price £425,000

t: 01653 692151  
e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



**Solicitors:**

TBC



**BoultonCooper**

**BC**  
Est. 1801



## DESCRIPTION

Teal Cottage Stud Yard comprises an attractively situated and extensive equestrian property / racing yard which is located a short distance east of the village of Welburn.

Teal Cottage Stud Yard comprises a substantial range of equestrian facilities / racing yard including range of stables and associated tack and feed storage, horse walker, lunge ring, canter track and four-furlong gallop. In all the property extends to approximately 20 acres of good quality grassland.

The stables are set within a range of buildings, located with direct access off the Highway. In total, the buildings can accommodate up-to 30 stables of varying sizes with the buildings also benefiting from water and electric supplies.

The property offers extensive equestrian facilities with horse walker set within the yard together with all-weather lunge ring. The property also benefits from 140ft x 70ft arena, canter track and four-furlong gallop. These are laid with an all-weather surface comprising a carpet fibre.

In all, the property offers a unique, equestrian smallholding that is likely to appeal to a range of purchasers including equestrian, agricultural or investor buyers with the property providing excellent potential for further development, subject to the necessary consents.

## LOCATION

Teal Cottage and Stud Yard is located to the south-east of the popular village of Welburn. It is access directly off Greets House Road which links the village and the A64. Welburn offers a modest range of services and amenities including shop, public house and village hall.

A wider range of services and amenities can be found approximately 5 miles north east, in the market town of Malton. These include variety of convenience stores, shops, leisure, recreational and sporting facilities. There are also educational and health care institutes including primary and secondary schools, doctors' surgery and general hospital.

The city of York is set approximately 14 miles south-west and offers full range of services and amenities including high quality convenience stores, shops, leisure, recreational and sporting facilities. The city is also home too educational and health care institutes as well as mainline railway station providing access to London Kings Cross and Edinburgh Waverley in under 2 hours.

Teal Cottage and Stud Yard is located within a well-renowned and popular equestrian area. The market town of Malton is home to a variety of equestrian facilities including Jack Berry House, Rainbow Equine Hospital and number of feed and produce merchants. There are a number of further equestrian yards within the town.

## EQUESTRIAN FACILITIES

The property benefits from extensive range of equestrian facilities, set within a 20-acre, ringfenced block of grassland. The land benefits from excellent access and road frontage and the grassland have been split into a number of paddocks, suitable for grass cropping or grazing.

The facilities have been utilised for the training of racehorses and offer excellent potential to further develop a high-class equestrian premises and in brief the current facilities extend to:

## RANGE OF BUILDINGS

Range of steel portal frame buildings housing up-to 30-stables together with tack room, feed and produce storage:

## GENERAL PURPOSE BUILDING/STABLING

18.29m x 19.81m (60' x 65')

Part timber and steel portal frame building with timber lean-to offering further stabling facilities. The building benefits from water and electric supply.



## GENERAL PURPOSE BUILDING

18.29m x 12.19m (60' x 40')

Steel portal frame, general purpose building with further stabling set within, together with tack room, feed and produce storage. The building benefits from water and electric supply.

## FOUR FURLONG GALLOP

Four-furlong gallop, running from north-west of the property. It is fenced to either side with post and rail and benefits from an all-weather sand and fibre surface.

## CANTER TRACK

A canter track is set around the arena and benefits from an all-weather sand and fiber surface.

## ARENA

12.19m x 21.34m (40' x 70')

Enclosed arena is set on the land and is also finished with a sand and fiber surface and enclosed with post and rail fencing.

## LUNGE RING

An all-weather lunge ring is set a short distance north of the stabling and extends to approximately 12' radius.

## HORSE WALKER

Set to the south of the buildings is an electric, outdoor horse walker.

## RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

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. We are not aware of any rights of way crossing the property.

## DEVELOPMENT CLAWBACK CLAUSE

An area of land comprising Lot 2 will be sold subject to a development clawback clause/overage agreement on the basis that if the land receives planning consent for any residential development within 25 years from the completion date, then the vendors will be entitled to 25% of the uplift in value.

## SPORTING, TIMBER AND MINERAL RIGHTS

We understand sporting, timber and mineral rights are in hand and included in the sale, as far as they are owned.

## BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges, etc. All boundaries and areas are subject to verification with the title deeds.

## METHOD OF SALE

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

The sale of the property is being handled by:

Edward Wilkinson on 01653 697820 / 07548 225974 or [edward.wilkinson@cundalls.co.uk](mailto:edward.wilkinson@cundalls.co.uk)

Henry Scott on 01653 692151 or [Henry.Scott@boultoncooper.co.uk](mailto:Henry.Scott@boultoncooper.co.uk)

The Agents reserve the right to proceed sale proceedings in any manner and interested parties for the property are requested to register the selling agents, in order to be kept informed of how the sale will be concluded.

## GENERAL INFORMATION

### SERVICES

Mains water and electric. Septic tank drainage. All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

### COUNCIL TAX BAND

We are verbally informed the property lies in Band D. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

### TENURE

We understand that the property is Freehold and that vacant possession will be given upon completion.

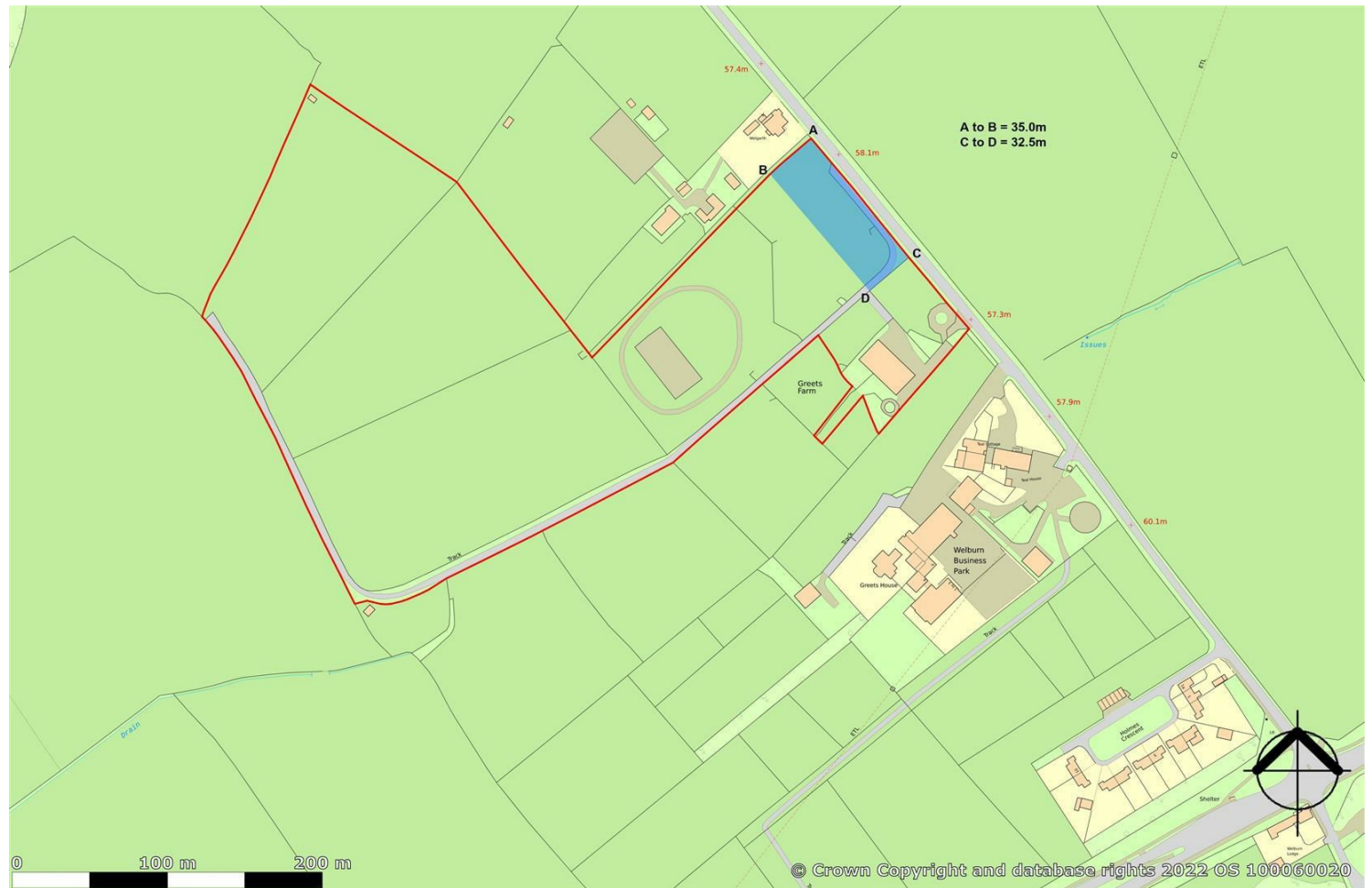
### VIEWING

Strictly by appointment with the Agents.

### JOINT SELLING AGENTS

BoultonCooper are joint agents in the sale of the subject property with Cundalls Estate Agents, Malton.







**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

BoultonCooper for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; (ii) no person in the employment of BoultonCooper has any authority to make or give representation or warranty whatever in relation to this/these property/properties.



**BC**  
Est. 1801

t: 01653 692151  
e: malton@boultoncooper.co.uk

[boultoncooper.co.uk](http://boultoncooper.co.uk)



**BoultonCooper**