

Manor House Stables

West End, Middleham, Leyburn, DL8 4QG



Robin Jessop



Extensive Range of Traditional Stabling & 1.25 Acres

- Traditional Stone Built Stable Yard
- Useful and Productive Grass Paddock
- Unique and Historic Location
- Grade II Listed
- Unique Potential Development Opportunity
- Guide Price Range: £250,000 - £300,000



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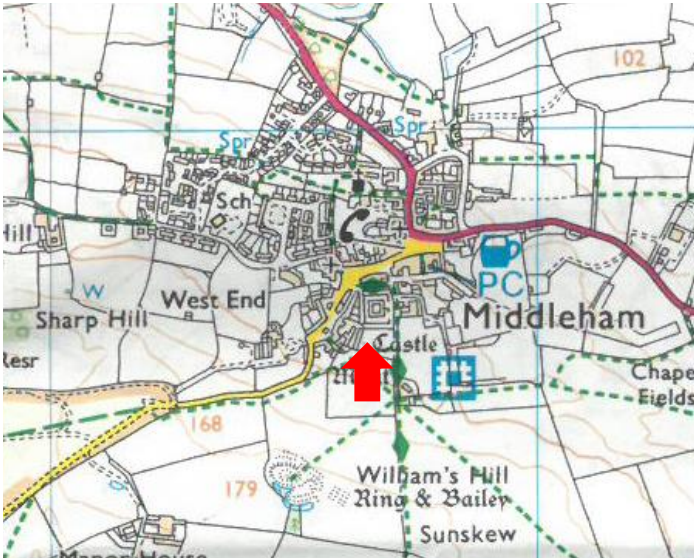
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SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour drive. Distances and times are approximate.

Middleham is famous for its castle and horse racing connections with many renowned training yards located around the town. The Property is extremely well placed adjacent to the renowned and historic Middleham Castle. It is therefore situated in an idyllic and historic location and adjacent to open countryside. It presents a unique opportunity. The town benefits from a convenience store, three public houses, a restaurant, a fish and chip shop, a tearoom, two antique shops and a church together with a primary school and a nursery.

The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.



DESCRIPTION

The property briefly comprises a very substantial Grade II Listed range of stables and loose boxes set around a traditional courtyard and turnout yard. The buildings are of traditional stone construction and are substantial in nature with a total of nearly 4,200 ft².

The stable yard is complemented by a very useful and handy one acre paddock. The total extent of the whole property is 1.23 acres approx.

The property is being sold without the benefit of any planning permission for conversion. However, due to the appearance, nature and location of the stable yard, there is considerable potential development value for conversion, subject to obtaining the necessary planning consent.

The land may also be of interest to investors, speculators together with those with an equestrian interest who wish to use the property for its existing use.

This is a quite unique and rare opportunity – an early viewing is advised.

GENERAL REMARKS & STIPULATIONS

VIEWINGS

By appointment only with Robin Jessop Ltd – 01677 425950 or 01969 622800.

TENURE

The land is freehold and vacant possession will be given upon completion.

OFFERS

All offers must be confirming in writing. We will NOT report any verbal offer unless it is confirmed in writing. If an offer is accepted, proof of funds and ID will need to be provided to Robin Jessop Ltd.

SERVICES

The property has the benefit of mains electric supply. Other mains services are also available and situated nearby. Please note that prospective purchasers must make their own enquiries from the utility providers with regard to connecting into any other services.

METHOD OF SALE

The property is offered for sale, initially by Private Treaty. However, we reserve the right to conclude the sale by any other method at our discretion.

EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights of way, easements, wayleaves and restrictive covenants whether mentioned in these particulars or not. Please note that as far as we are aware, there are no public or private rights of way over the property.

BOUNDARY PLAN

Please refer to the attached Title Plan NYK477578.

LISTING

Please note that the property is Grade II Listed, further details are available upon request.

PLANNING

The property is situated adjacent to the renowned and historic Middleham Castle. Due to its location, any potential development or conversion would need to be sensitive and in accordance with planning and listed building regulations. However, there is considerable potential for conversion, subject to obtaining the necessary planning consents.

COUNCIL AND PLANNING AUTHORITY

North Yorkshire Council, County Hall, Racecourse Lane, Northallerton, North Yorkshire, DL7 8AD.

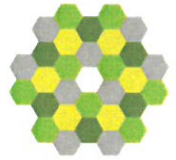
Tel: 0300 131 2131.

IMPORTANT NOTICE

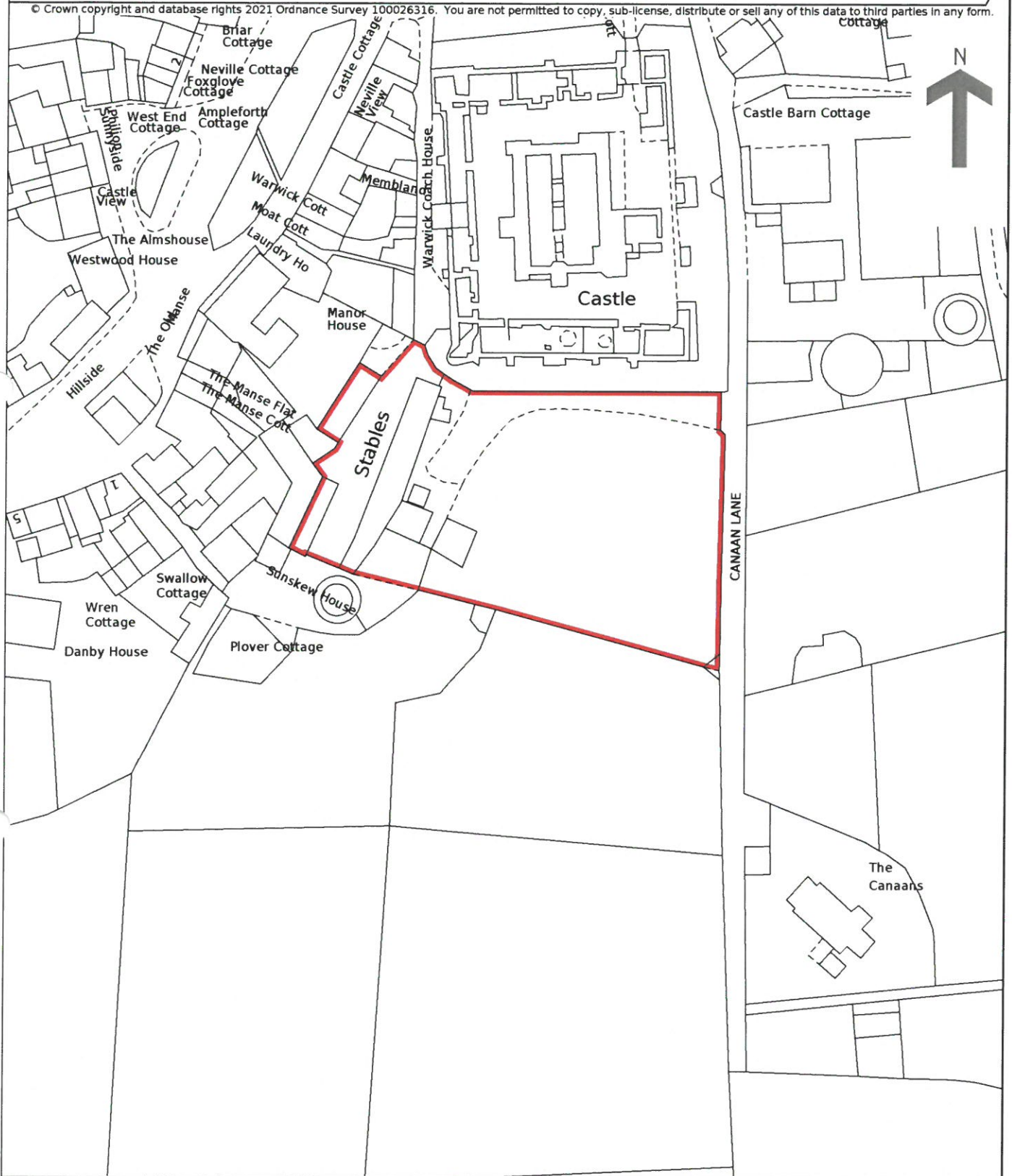
Please note that if you have downloaded these particulars from our website, you must contact our office to register your interest and to make sure you are kept informed with regard to the progress of the sale.

HM Land Registry
Official copy of
title plan

Title number **NYK477578**
Ordnance Survey map reference **SE1287NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **North Yorkshire :**
Richmondshire

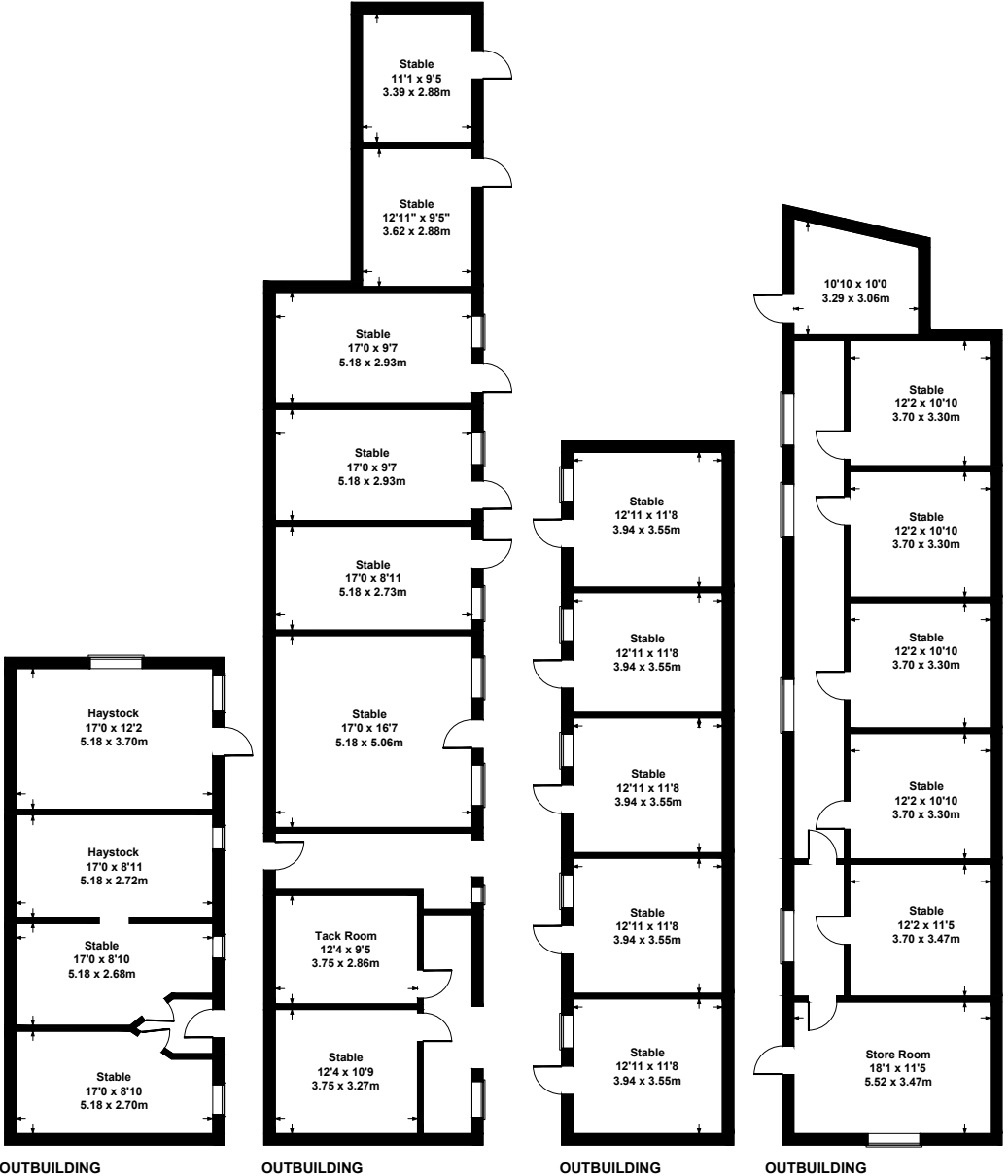


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Stables, Middleham

Approximate gross internal area
389 sq m - 4187 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.