

Bolton Lane, Wilberfoss, York

Offers In Excess Of £700,000

Stephensons
commercial

Bolton Lane, York YO41 5NZ

Offers In Excess Of £700,000

Est. 1871

Nestled outside the village of Wilberfoss, York, this property offers a unique opportunity for those seeking a blend of countryside living and equestrian lifestyle.

Boasting over 1,600 sq.ft of living space, this substantial family home provides three bedrooms, two reception rooms, kitchen, utility and an office, in addition to a courtyard yard garden.

Situated in approximately 5.5 acres of land, you'll find 34 stables and an outdoor arena,

DESCRIPTION

A fantastic opportunity to acquire a substantial family home and well established equestrian facility. The property is situated across two close-by sites totalling approximately 5.5 acres, including 34 stables and an outdoor arena.

The residential property forms a modern 3 bedroom bungalow with over 1,600 sq.ft of living space. A ground floor entrance hall provides access into two of the properties bedrooms, house bathroom and large sitting room. Beyond the sitting room is a dining room, kitchen, utility, office and third bedroom. The master bedroom benefits from a large dressing room and en-suite shower room. Externally, ample parking is provided to the front of the property, in addition to a secluded garden, plus stables/outbuildings.

The equestrian land has been subdivided into manageable paddocks with a mixture of post and rail and electric fencing. The site also benefits from two good-sized all-weather arenas.

The property offers an excellent opportunity for those seeking a home with an established equestrian facility and associated business potential.

An additional 4 acres may be available to rent by way of further negotiation.

LOCATION

The property is situated in a pleasant rural location between the popular East Yorkshire villages of Wilberfoss and Barmby Moor. Both are popular commuter villages, being located on the A1079 and therefore providing excellent access into the nearby town of Pocklington, in addition to York, Leeds and Hull.

SERVICES

The house benefits from mains electricity and water, in addition to septic tank drainage and LPG.







Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.











TRADE & BUSINESS
The equestrian business is operated by 2x full time proprietors and 1x part time member of staff.

The vendors also operate "dog day care" business from the property, which offers an excellent opportunity for future growth.

Full accounting information can be provided on request, following a formal viewing of the property.

LOCAL AUTHORITY
East Riding of Yorkshire Council

PLANNING
The property has the benefit of a Certificate of Lawful Existing Use in respect of the continued use of the dwelling as a residential property (Use Class C3) (Ref. 16/01142/CLE).

A Certificate of Lawful Existing Development (Ref. 17/01671/CLE) was subsequently issued in respect of the use of the land for the grazing of horses and the retention and use of an all-weather riding arena for horse riding instruction, jumping and dressage. The certificate did not extend to the stables or their use for the provision of livery.

Retrospective planning permission (Ref. 22/00360/PLF) was granted in 2022 for the erection of 12 loose box stables and a tack room.

Interested parties are advised to make their own enquiries of East Riding of Yorkshire Council in respect of the planning history of the property and its suitability for their intended use.

BUSINESS RATES/COUNCIL TAX
Rateable Value: £10,000 (full small business rates relief may be applicable)
Council Tax Band: A

ENERGY PERFORMANCE CERTIFICATE
The property has an energy performance asset rating of E 51. A full copy of the certificate is available upon request.

VIEWINGS
Strictly by way of appointment with the sole selling agent - Stephensons Estate Agents (01904 625533).

AGENT'S NOTE
The Teeside to Saltend ethylene pipeline crosses the north-eastern section of the equestrian land.

ANTI-MONEY LAUNDERING REGULATIONS
In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers & tenants. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser/tenant is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale/Heads of Terms to the solicitors and is non-refundable should the purchase/letting subsequently not proceed.

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Partners:

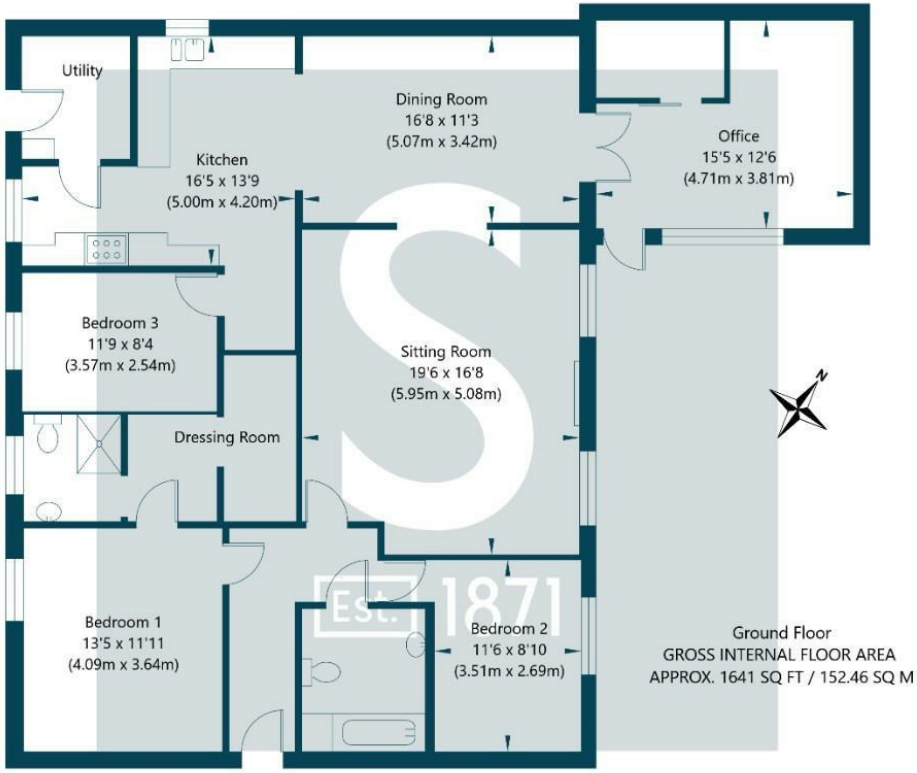
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R E F Stephenson BSc (Est Man) MRICS FAAV
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1641 SQ FT / 152.46 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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