

EQUESTRIAN UNIT TO LET



SANDBURN STABLES

AT

SANDBURN, YORK LANE, FLAXTON, YORK

PURPOSE BUILT EQUESTRIAN UNIT

WITH

**29 LOOSE BOXES, 40m x 20m ALL WEATHER MANEGE,
TACKROOM**

AND LAND EXTENDING TO 20.31 AC (8.22 HA)

YORK 8 MILES MALTON 10 MILES

York Auction Centre, Murton, York YO19 5GF

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Stephenson

Est 1871

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LOCATION:

The property stands just off York Lane, Flaxton, YO60 7PZ. From the A64 York to Malton Road, turn left for Flaxton village, in the centre of the village turn left (signposted York and Strensall) and proceed for approximately 1 mile, and the property can be identified on the left by the Stephenson and Son 'To Let' board.

DESCRIPTION:

The premises comprise: -

AMERICAN BARN

Purpose built equestrian building constructed in 2007 as a bespoke racing yard. Portal frame construction with concrete floor 47.77m x 14.73m (156'9" x 48'4"), 3.51m (11'6") eaves x 5.79m (19'0") ridge. Concrete block walls to approximately 3.00m (9'10") high, with ventilated PCS cladding above. Fully insulated roof with roof lights. Large pair of sliding doors to each gable end with external concrete apron. Separate pedestrian door to north gable end. Fluorescent strip lighting throughout. Galvanised steel troughs at each gable end.

The stables are finished with high quality Monarch fittings and comprise:

- 29 Loose Boxes
 - 10 east facing with external opening window and high level door each 4.22m x 3.35m, (13'10" x 11'0") block walls to sides and internal sliding door unit.
 - 1 east facing isolation box with external opening window and high level door each 4.22m x 3.35m (13'10" x 11'0"), block walls all round with internal stable door.
 - 10 internally facing with block wall to side and internal sliding door unit (inc. anti weave bar).
 - 8 central boxes 4.22m x 3.27m (13'10" x 10'9") , Monarch galvanised construction with timber panels, sliding door and anti weave bar.
- 1 tack room approx. 5.64m x 3.35m (18'6" x 11'0") which has stainless steel sink unit, worktop over three base cupboards, electric heater, lockable Monarch door.
- WC and washbasin

EXTERNAL

- 40m x 20m (131'24" x 65'61") All weather manege, rubber over fibre sand with post and rail surround.
- Mounting area with brick mounting block.

- Four turnout paddocks with post and rail fence and central walkway.
- Large parking area.
- Services for installation of temporary accommodation for staff (subject to the necessary planning consents).
- Off road riding may be available by separate negotiation.



RATEABLE VALUE:

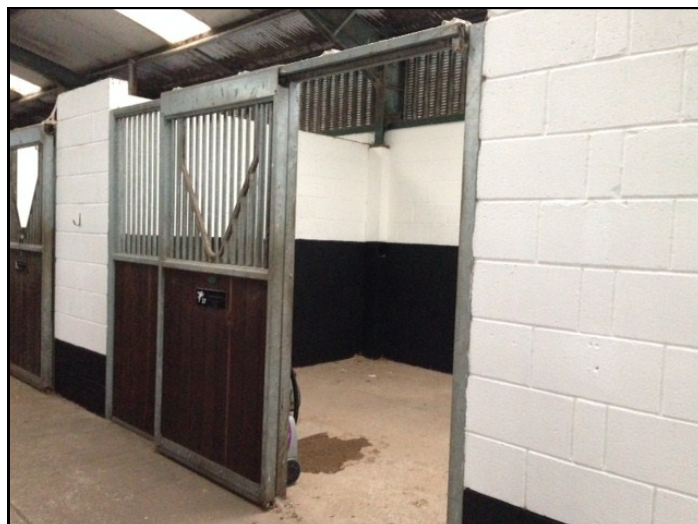
Ryedale District Council—Rateable Value £6,400. For the 2014/2015 year the current occupiers paid £204.80. Interested parties to make their own enquiries with Ryedale District Council.

SERVICES:

Mains water, mains electricity, single phase (with 30KVA capacity). Septic tank drainage.

THE SITE:

This is shown edged red on the attached plan, and extends to approximately 20.31 Ac (8.22 Ha) and includes stables, paddocks, manege and a right of access shown yellow on the attached plan.



TERMS:

The property is available on lease or licence on the following terms:

Lease: Commercial lease excluded from the security provisions of the Landlord & Tenant Act 1954.

Term: Five years with a break clause allowing the lease to be terminated after two years on suitable notice.

Repair: The Tenant is to maintain the buildings, external areas, paddocks and the manege.

Outgoings: The Tenant is to pay for all services, rates and outgoings.

Insurance: The Landlord will insure the buildings and reclaim the premium from the Tenant.

Deposit: Three months rent will be held as a bond.

RIGHTS OF WAY:

There are no rights of way crossing the land.

BASIC PAYMENT SCHEME:

The land is not registered with the Rural Payments Agency.

ENVIRONMENTAL STEWARDSHIP:

The land is not subject to an Environmental Stewardship Scheme.

LOCAL AUTHORITY:

Ryedale District Council, Ryedale House, Old Malton Road, Malton, North Yorkshire YO17 7HH.

PLANS, AREAS AND SCHEDULES:

The plans provided and areas stated in these letting particulars are for guidance only.

VIEWING:

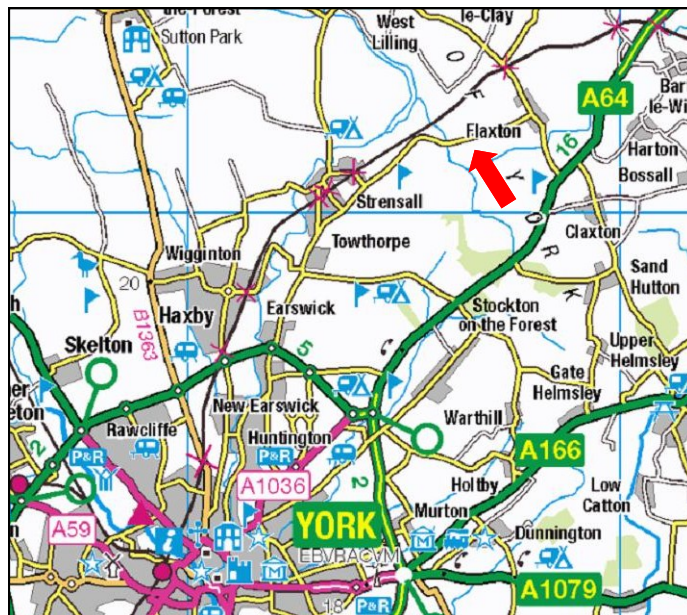
Strictly by appointment only with the Letting Agents 01904 489731 / enquiries@stephenson.co.uk.

AGENT CONTACTS:

Interested parties are asked to contact Sarah Hogg MRICS FAAV 07967 216989 or Alice Hood 07801 685667.

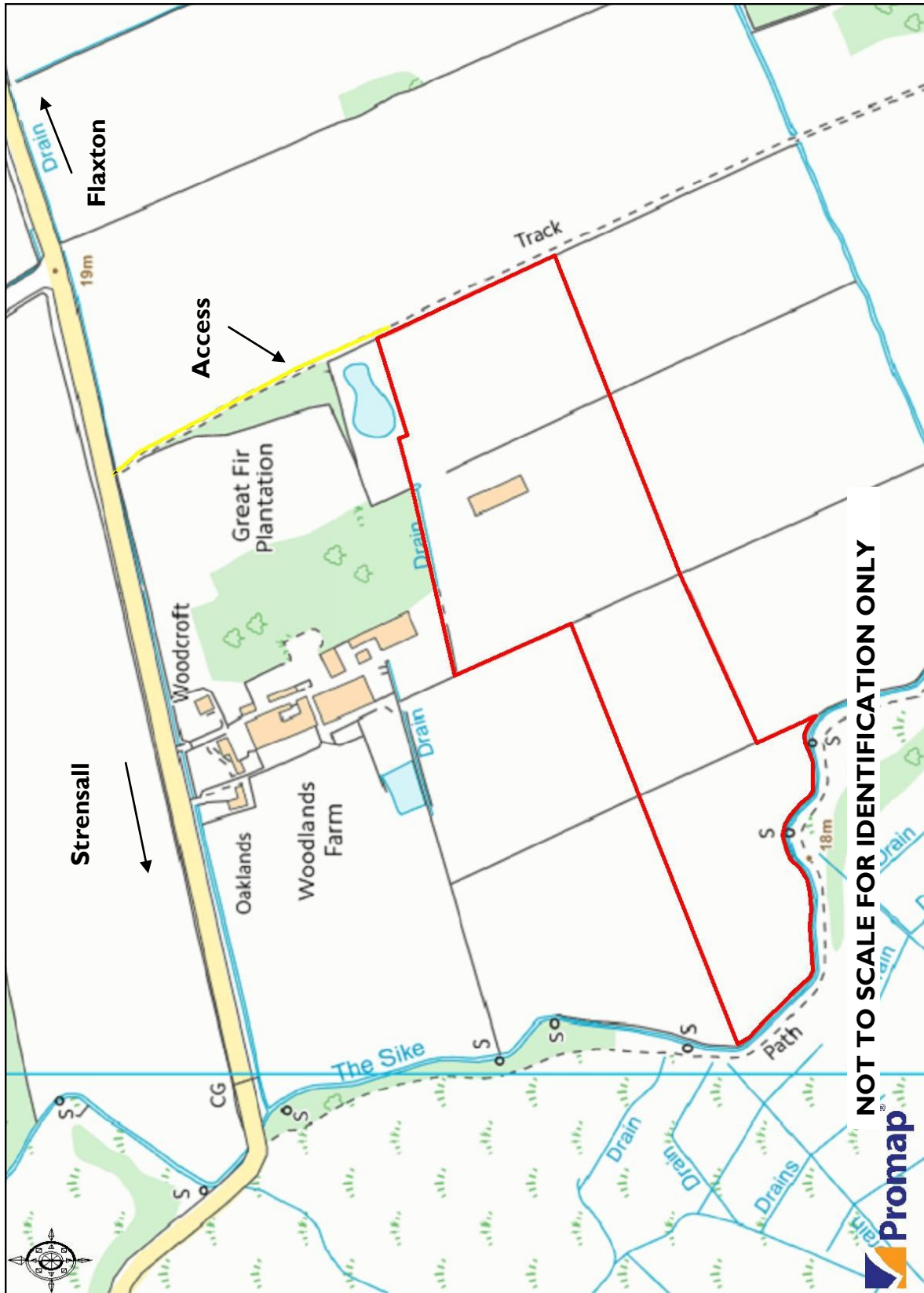
GUIDE PRICE:

Offers in the region of £16,000 per annum plus VAT (excluding outgoings).

Location Plan

Please note: If you have downloaded these particulars from our website you must contact the office to register your interest to be kept informed of the progress of the letting.

PLAN—Sandburn Stables



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Stephenson & Son for themselves and the vendors or lessors of this property for whom they act, give notice that:

- i. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.
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- iii. No employee of Stephenson & Son has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.
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