



33.93 ACRES AND 13,212 SQ.FT EQUESTRIAN BUILDING
NAFFERTON, DRIFFIELD, EAST YORKSHIRE

Cundalls

Dee Atkinson & Harrison

33.93 ACRES AND 13,212sq.ft EQUESTRIAN BUILDING NAFFERTON, DRIFFIELD, EAST YORKSHIRE

Driffield 2 Miles, Bridlington 10 Miles, York 31 Miles, Hull 25 Miles (All distances approximate)

A WELL PRESENTED EQUESTRIAN YARD / AGRICULTURAL UNIT, WITH 33.93 ACRES.

SITUATION

The land is located in an attractive edge of village location, situated on the south west of the village of Nafferton. The land and buildings are situated off Markman Lane and is situated approximately two miles from the town centre. The coastal resort of Bridlington is about 10 miles to the east, it is approximately 31 miles to York, 15 miles to Beverley and 25 miles to Hull.

Those with equestrian interests are also spoilt for choice with hunting either with the Holderness or the Middleton, racing and Polo clubs at Beverley and York and for the younger enthusiasts, the Middleton East Pony Club which holds regular camps and horse shows.

DESCRIPTION

A rare opportunity to purchase an immaculate equestrian yard, with large productive block of edge of village land amounting in all to 33.93 acres.

From Markman Lane there is a substantial and attractive entrance with brick pillars and flanking walls to a site of about 2.3 acres this includes an area of stoned yard which gives access to a:

GENERAL PURPOSE/EQUESTRIAN BUILDING

40.84m(134) x 30m(98.6) (13,212sq.ft)

An excellent clear span building measured and constructed of steel portal frame with concrete block walls Yorkshire boarding above, beneath a cement fibre roof. This is internally divided into pens / horse boxes and three separate isolation boxes.

The yard also includes a separate fenced storage area, fenced sand school of 90' x 60' and a small paddock lie adjacent. There is also a silage clamp. A single grass field extends northwards from this area to the Driffield Road, being some 31.63 acres.

There is the potential to develop the site into alternative uses or to provide necessary accommodation, subject to proving a financial and functional need and receiving the necessary consents, and would most likely to be on a temporary basis first.

The land is highly productive agricultural land which is currently a grass lay, suitable for grazing land for livestock or ponies and has produced an excellent crop of hay. The land has previously grown arable crops and could produce high yielding cereal and root crops. The land is gently sloping, free draining and is well fenced for livestock.

SINGLE FARM PAYMENT ENTITLEMENTS

The land has been registered for single farm payments, however these are not included in the sale. There are 9.55 Entitlements, which will be available to purchase by separate negotiation.

LAND SCHEDULE

<u>OS Number</u>	<u>Cropping</u>	<u>Acreage</u>	<u>Hectarage</u>
TA0559 0803	Grass	31.63	12.8
	Building & Yard	<u>2.30</u>	<u>0.93</u>
		33.93	13.73

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights are in hand and are included in the sale.

RIGHTS OF WAY/EASEMENTS

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching the property whether mentioned in these particulars or not. There are no footpaths crossing the land.

TENURE

Freehold with vacant possession upon completion.

METHOD OF SALE

The property is being offered for sale by private treaty. The joint agents reserves the right to conclude negotiations by any other means at its discretion. Interested parties are asked to register their interest to be able to be kept informed of how the sale will be concluded.

GUIDE PRICE

Guide Price £385,000

GENERAL INFORMATION

Viewing: Strictly by appointment with either of the joint agents.

Joint Agent: Dee Atkinson & Harrison, 56 Market Place, Driffield. 01377 241919

NOTICE

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property



