

# ARTHINGTON BARN STABLES

Nawton, Helmsley, North Yorkshire



GSC GRAYS

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# ARTHINGTON BARN STABLES

NAWTON, HELMSLEY, NORTH YORKSHIRE, YO62 7TU

Helmsley 4 miles, Malton 16 miles, Thirsk 18 miles, York 25 miles

AN IMMACULATELY PRESENTED RACE YARD WITH A DELIGHTFUL THREE-BEDROOMED MAIN HOUSE, SIGNIFICANT SECONDARY STAFF ACCOMMODATION AND EXCEPTIONAL EQUESTRIAN FACILITIES

- South facing 3-bedroom house and 8-bedroom staff accommodation / office block
  - Landscaped garden and terrace
  - Excellent range of modern and traditional outbuildings
    - Purpose-built stabling facilities for 55 horses
- All-weather five-furlong flat gallop with an additional two-furlong hill gallop
  - Three horse walkers, wash bays and lung pit
    - 12 turnout grass paddocks
  - Significant potential for change of use, subject to consents
  - Additional land and stables available by separate negotiation

About 22.75 acres (9.21 hectares) in all

FOR SALE AS A WHOLE

*Additional land and stable block available by separate negotiation*



**GSC GRAYS**

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## Location

Arthington Barn Stables are situated on the periphery of the stunning North York Moors National Park and Howardian Hills, mid-way between the charming market towns of Helmsley and Kirkbymoorside and 15 miles west from the racing hub of Malton. The region is renowned for horse racing with an abundance of specialised veterinary practices, farriers and equestrian training facilities on-hand locally.

The property is easily accessible to the A19 (17 miles) and A1(M) (25 miles) and is conveniently located with an hour's drive of several racecourses, including York, Wetherby, Beverley, Thirsk, Redcar and Catterick.

Helmsley is a characterful market town well-served by a wide range of local shops and amenities, including supermarkets, restaurants, cafés, public houses, local artisan shops, and a fuel station. There is also an excellent range of school options available in the locality, including Ampleforth College, Queen Mary's School for Girls at Baldersby near Thirsk and St Peter's in York.

The general area is well-known for its productive farmland and quality sporting estates.

## Description

A first class, self-contained equestrian facility approached from a quiet country lane, under 1 mile from the A170 trunk road.

The property comprises an immaculately presented three-bedroomed main house, a substantial 8-bedroom staff accommodation / office block and extensive equestrian facilities including 55 loose boxes, all-weather and grass gallops, utility barns, three horse walkers, wash down bays and lunge ring, extending in total to about 22.75 acres.

The property is offered for sale as a whole.

An additional 7.15 acres of productive grassland with 8 loose box stables is located immediately adjacent the yard and is also available by separate negotiation. Further details available from the Selling Agent.







### Racing Yard Credentials

The race yard is currently occupied by Nawton Racing, home to the renowned racehorse trainers, Roger Fell & Sean Murray. The yard has an impeccable reputation amongst the flat racing community with over 200 winners in the last five years and more than 50 horses in training.

### Arthington Barn House

An attractive, three-bedroomed house that lies immediately northwest of the yard. The house has been well maintained and is immaculately presented throughout. It provides high quality, flexible accommodation extending to about 1,860 sq. ft. and comprising:

Ground Floor – Entrance hall, sitting room, open plan kitchen/ dining room, double bedroom with an ensuite bathroom, and a house bathroom.

First Floor – Two double bedrooms with ensuite bathrooms.

### Staff Accommodation / Office

An eight-bedroomed staff accommodation and office block adjoins the main house to the eastern elevations. The accommodation facilities are substantial and extend to over 3,060 sq. ft., comprising:

Ground Floor - Entrance Hall, kitchen, kitchenette / recreational area, tack room, gym, four double bedrooms with ensuite bath/shower and a WC.

First Floor - Sitting room, four bedrooms and a bathroom.

The layout of the houses are incredibly flexible. It is considered that there may be scope to split the properties into further self-contained dwellings or other uses.

Both houses share a lawned garden and patio to the rear with beautifully landscaped borders and structural tree planting that creates a formal garden setting.



## Equestrian Facilities

The equestrian facilities are exceptional and are centred around a substantial and immaculately present concreted /paved yard. The buildings include a steel portal frame barn with 39 loose boxes, a timber frame barn with a mezzanine floor (including workshop, bedding and fodder store), three stand-alone stable blocks with 19 loose boxes, three covered horse walkers, wash down bays and a lunging ring.

The gallops comprise a grass canter, a five-furlong oval all-weather track of sand and fibre with a two-furlong hill spur, which have all been properly installed and drained by the previous racing yard owners.

In addition, there is also a separate stable with 8 loose boxes and an area for schooling fences located across the road, which is potentially available via separate negotiation.

Building	Description	Area (sq. ft.)
1	Barn – Steel portal frame, concrete block walls with Yorkshire boarding over with a fibre cement roof and a concrete floor. Includes 36 boxes and a further 3 exterior boxes.	7,500
2	Barn – Steel portal frame, concrete block walls with Yorkshire boarding over with a fibre cement roof, mezzanine and a concrete floor. Includes a workshop and bedding and fodder store.	600
3	Stables – Block of 8, concrete block construction with a pantile roof and a concrete floor.	1,800
4	Stables – L-shape block of 8, concrete block construction with profile steel sheet roof and a concrete floor. Lean-to building (eastern elevations) utilised as a machinery store and a wash bay to the rear.	2,100
5	Three covered horse walkers.	-
6	Hardstanding – Bale stacking area.	-
7	Lunging ring.	-
8	Temporary boxes – 2 boxes used as storage.	350
9	Hardstanding – Muck heap and horse box parking.	-
10	All weather 5 furlong oval gallops	-
11	Grass gallops	-

All the buildings benefit from mains water and electricity connections.









## Land

The land extends in total to about 22.75 acres, comprising 18.26 acres of productive grassland, 0.59 acres of amenity woodland, 1.40 acres of gallops and 2.50 acres associated with the steading.

It is all classified as Grade 3 with shallow lime-rich soils over chalk and limestone and is free draining. It is generally level, lying between 106m to 108m above sea level and bound by mature hedgerows and post and rail fencing.

The land is all sown to long-term grass leys, all of which is set within an oval gallop and divided into 12 turnout paddocks each benefiting from a mains water trough connection. We understand that a proportion of the land is currently occupied by a local grazier on an informal basis, and that vacant possession will be available upon completion of the sale.

## GENERAL INFORMATION

### Business Rates

Rateable Value is £22,000.

### Planning

Planning approval for the main house and staff accommodation block was granted under ref: 12/000384/FUL. This accommodation may only be occupied by those employed in the training yard. Further details available from the Selling Agent.

### Statutory Designations

We are not aware of any statutory or historic designations.

### Public Rights of Way & Easements

This property is sold subject to and with the benefit of all rights of way whether public, private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

### Agri-Environmental Schemes

We are not aware of any agri-environmental schemes in operation on the farm.







## Services, Council Tax & EPC

Property	Services	Heating	EPC
House	Mains electricity and water, private drainage	Oil central heating	C
Staff Accommodation	Mains electricity and water, private drainage	Oil central heating	C

### Local Authority

North Yorkshire County Council  
County Hall, Northallerton, North Yorkshire, DL7 8AD

Tel: 0845 8727374

### Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

### Method of Sale

The property is offered for sale by private treaty with vacant possession throughout.

### Fixtures & Fittings

Unless specifically mentioned, any moveable items will be excluded from the sale but available by separate negotiation. The equine stocks and sheep race are excluded but available separately.

### Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the purchaser(s) shall rely on their own inspection and the information appearing in the Land Registry.

### Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

### VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of this sale or any rights attached to it become chargeable then this will be payable by the purchaser. We are not aware that any election to VAT has been made at this time.

### Ingoing Valuation

In addition to the purchase price, the purchaser will take over and pay for the cultivations, stocks and stores at valuation. Payment is to be made on completion and at a figure assessed by the vendor's valuer based on CAAV or contractor rates where applicable and invoiced for cost of seeds, fertilisers and sprays applied plus enhancement value.

### Employees (TUPE)

No staff will transfer with the sale of the property.

### Viewing

Appointments to view will be through the Selling agents only. Given the potential hazards of a working race yard we ask that all parties wishing to view are as vigilant as possible, particularly around buildings, horse, livestock and machinery.

### Directions

From the A19 at Thirsk, proceed due east along the A170 up Sutton Bank and through the market town of Helmsley to the village of Nawton. Upon reaching the Rose & Crown Pub, turn immediately left through the village and proceed due north for approximately 1 mile. Arthington Barn Stables is on the right-hand side and signposted by a GSC Grays sale board.

### Postcode

YO62 7TU

### what3words

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## CONDITIONS OF SALE

### Purchase Price & deposit

Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at a rate of 5% above the Bank of England base rate.

### Disputes

Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

### Plans, Areas and Schedules

These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Overseas purchasers

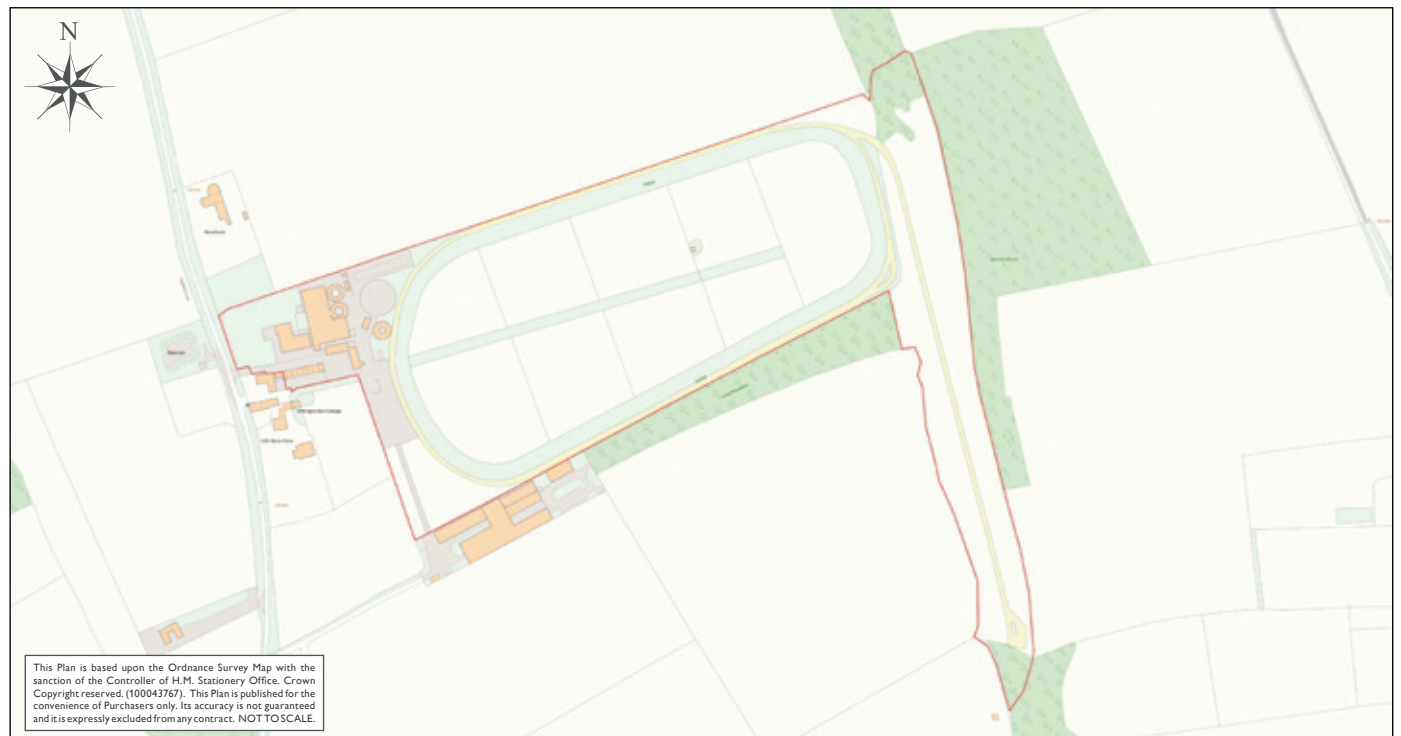
Any offer by a purchaser(s) who is resident outside of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

### Lotting

It is intended to offer the property for sale as described, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

### Apportionments

The council tax, rental income, RPA payments and all other outgoings and incomings shall be apportioned between the seller and the purchaser(s) as at the date of completion.





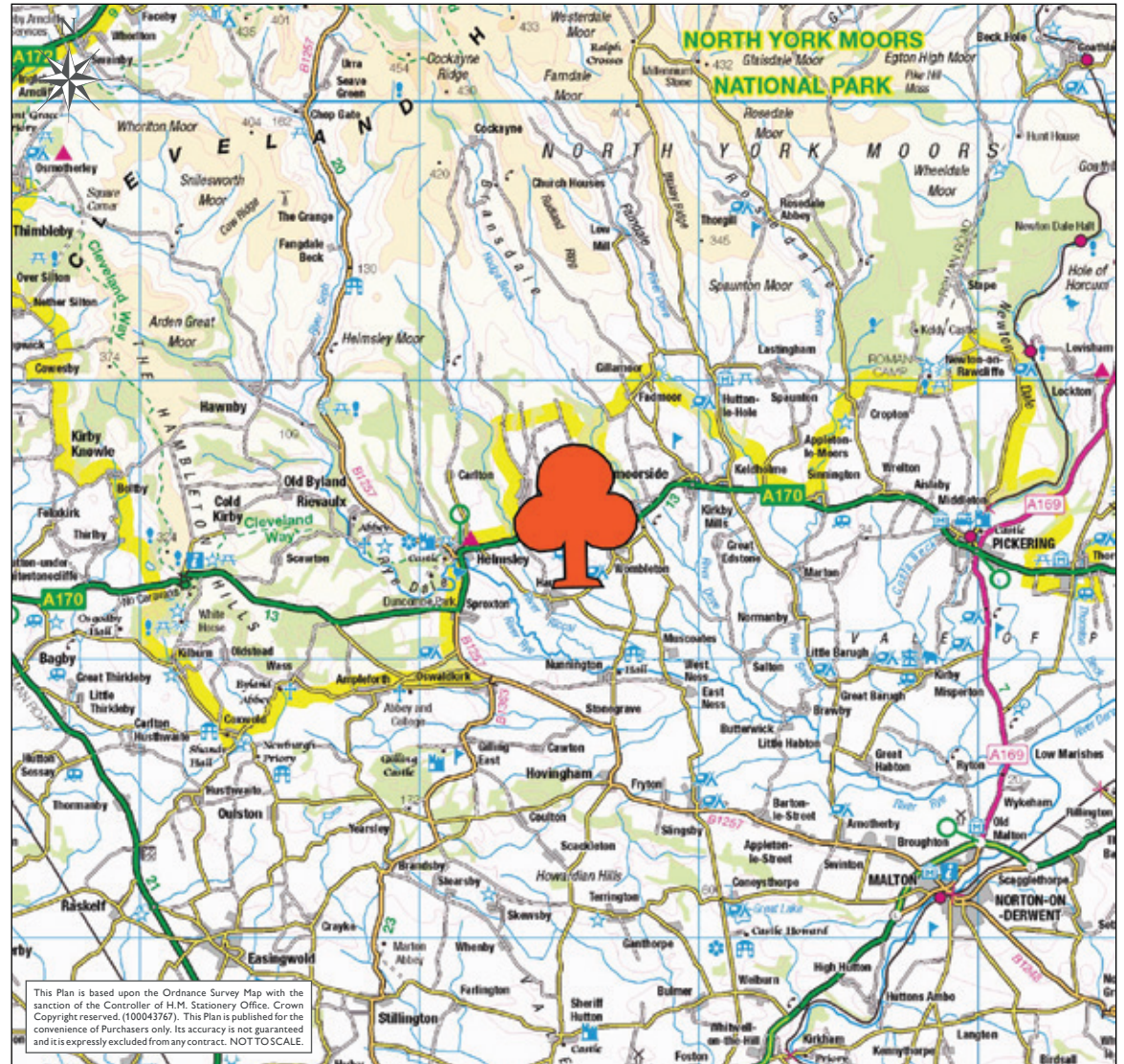


SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their size and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
Produced by Potterplans Ltd. 2024

GROUND FLOOR



FIRST FLOOR



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100043767). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

**DISCLAIMER NOTICE:**

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.

Particulars written: September 2024  
Photographs taken: Summer 2024



