



# STUDIO 1 & 2, SEDBURY STABLES

Gilling West, Richmond, DL10 5LQ



**GSC GRAYS**

PROPERTY • ESTATES • LAND



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The Grade II-listed Sedbury Stables, ideally located less than a mile from Scotch Corner, were originally designed by Georgian architect John Carr in 1771 to house King Charles II's racehorses. This charming two-storey complex was carefully restored in 1999 and retains much of its original character, now offering versatile space situated in a beautiful woodland and parkland setting within this stunning rural estate.

The studios extend to approximately 120 sq.m. (1,292 sq.ft.) and 56 sq.m. (603 sq.ft.) respectively. They are arranged over a single storey, accessed via a central communal hallway, and benefit from ample parking. The space has previously been artist studios but may lend itself to another use.

The property also benefits from access to a shared WC, a sustainable biomass heating system, and high-speed broadband connectivity.

Studio 2 comes with its own private entrance and kitchen & bathroom facilities, enabling the studios to be let separately, if necessary.



5&6 Bailey Court, Colburn Business Park, Richmond,

North Yorkshire, DL9 4QL

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### To Let

Let as one, or in two parts:

Studio 1: 120 sq.m. (1292 sq.ft.) £16,750 per annum (excluding VAT) payable in monthly instalments.

Studio 2: 56 sq.m. (603 sq.ft.) £7,800 per annum (excluding VAT) payable in monthly instalments.

### Lease Term

A one-year lease is to be offered for the studios, with potential to extend.

### Location

Sedbury Stables is conveniently situated just off the A66 near the Scotch Corner roundabout. Richmond lies approximately 6 miles away, Barnard Castle 12 miles, Darlington 10 miles, and Northallerton 17 miles. Mainline train services are available from Darlington and Northallerton.

All distances are approximate.

### Services

Mains connections to electricity and water, ample parking, a sustainable biomass heating system and a fast broadband connection together with a security system.

### Service Charges

A Service Charge, payable in monthly instalments, is chargeable to cover the cleaning and maintenance of the common areas, including but not limited to all service media, lighting, refuse bins, signage, fire prevention & detection equipment and fire alarms, landscaped areas and other services or amenities that the Landlord may reasonably provide for the benefit of the occupants.

The total Service Charge is £3,780 per annum (excluding VAT)

Studio 1: £2,580 per annum (excluding VAT)

Studio 2: £1200 per annum (excluding VAT)

### Business Rates

The rateable value is £13,000, effective from the 1st of April 2023.

### VAT

VAT is chargeable on the rent and the service charge, in addition.

### Commercial EPC (Energy Performance Certificate)

A full copy of the current commercial EPC (Energy Performance Certificate) is available on request from the agents. The rating is B (38).

### Local Authority

North Yorkshire County Council.

### Wayleaves, Easements, and Rights of Way

Studio's 1 & 2 are let subject to and with the benefit of all existing rights including rights of way whether public or private, light, drainage, water and electricity supplies and all other rights, obligations, and easements, quasi-easements and all wayleaves or conveyances whether disclosed or not.

### Viewings

By appointment via GSC Grays.

Contact: Laura Aikman

Phone: 01748 897604

Email: lja@gscgrays.co.uk

### Legal Costs

The Lessee will be responsible for their own legal costs in addition to the Lessor's reasonable legal fees.

### Particulars

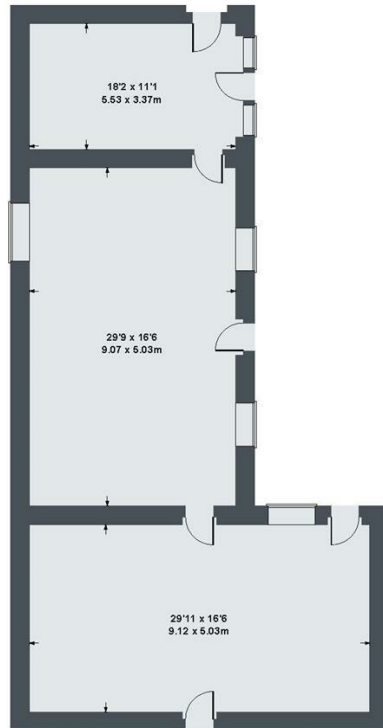
Particulars written in June 2025. Photographs taken June 2025.

### Area, Measurements & Other Information

All areas, measurements and other information have been taken from various records and are believed to be correct but intending Lessee(s) should not rely on them as statement of fact and should satisfy themselves as to their accuracy.

### Studio 1, The Stables, Sedbury Hall

Approximate Gross Internal Area  
1202 sq ft - 120 sq m



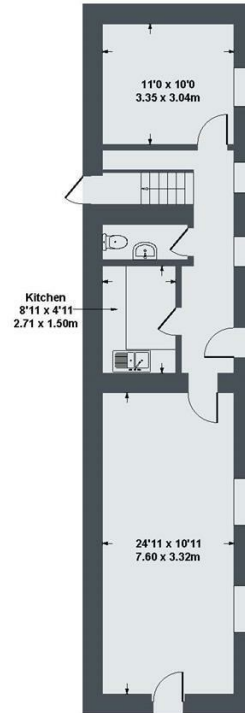
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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 landlord, nor their agent.

Produced by Potterplans Ltd. 2025

### Studio 2, The Stables, Sedbury Hall

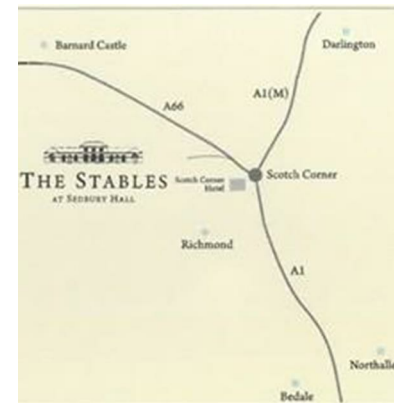
Approximate Gross Internal Area  
603 sq ft - 56 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

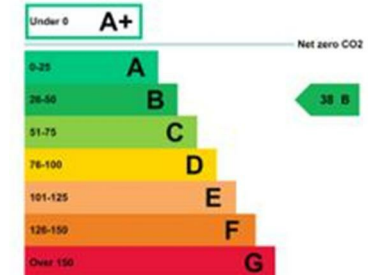
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### Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### Disclaimer Notice

GSC Grays gives notice that:

1. These particulars 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 no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the lessors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon 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.