

# WYNBURY STABLES

West Witton, Leyburn, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



# WYNBURY STABLES

WEST WITTON, LEYBURN, NORTH YORKSHIRE, DL8 4LR

Leyburn 4 miles, Middleham Gallops 6 miles, A1(M) 17 miles  
(distances approximate)

A WELL EQUIPPED FORMER RACE YARD WITH BEAUTIFULLY PRESENTED HOUSE AND EXTENSIVE FACILITIES SITUATED ON THE OUTSKIRTS OF A POPULAR DALES VILLAGE AND WITHIN EASY REACH OF MIDDLEHAM GALLOPS

- Traditional stone built, four bedroom house, completely refurbished and immaculately presented.
- Hall, cloakroom, guest bedroom and shower room, sitting room / dining room with central back to back fireplace and feature staircase, bespoke fitted kitchen, boot room / utility. Bedroom suite annex.
  - Master bedroom with dressing area and ensuite shower room. Bedroom and family bathroom.
- Mature landscaped garden with terrace and outdoor bar area.
- Extensive range of modern general purpose buildings currently providing stabling with 55 loose boxes, 50m x 25m indoor riding arena, modern warehousing and office facilities.
- 5 ½ furlong sand-based gallops, canter ring, cross-country course. Horse walker.
  - Operational livery business.
- About 45 acres of enclosed grazing and amenity woodland.

About 48.92 acres in all  
FOR SALE AS A WHOLE



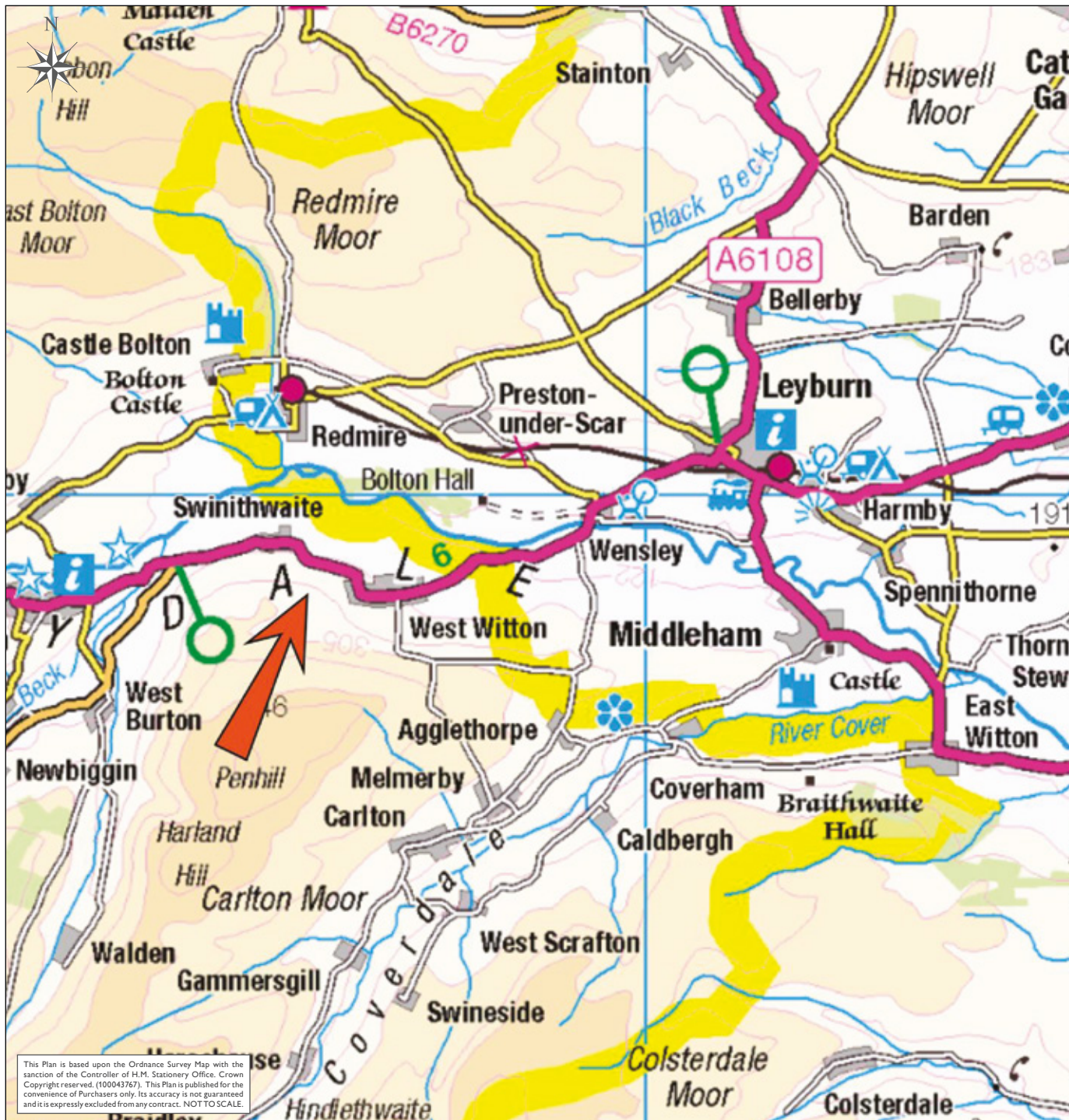
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### Situation

Wynbury Stables lies on the western edge of West Witton, a popular and accessible village in lower Wensleydale.

The village is on the A684 between Leyburn and Aysgarth in the heart of the Yorkshire Dales National Park. Amenities include a shop, a village hall, a traditional public house in The Fox and Hounds Inn, a church and a mobile Post Office service three times a week. It is also home to the renowned restaurant and hotel, The Wensleydale Heifer.

The racehorse training centre of North Yorkshire lies at Middleham village which is only 5 miles away and where an extensive range of public gallops are available.

The market town of Leyburn is about 4 miles east where there are many excellent local and artisan shops, a weekly farmer's market, petrol filling station, an excellent doctor's surgery, dentist and both primary and secondary schools. It is also home to one of the largest auction houses in the UK where there are regular sales and events held. There are several public houses, restaurants, shops, hotels and supermarkets. Buses connect the village to Leyburn, Hawes, Ripon, Bedale and Richmond.

Private schooling is available at Aysgarth Preparatory School and Queen Mary's School for girls in Thirsk. Banard Castle School, Ampleforth College and Sedbergh School all within striking distance.

Leyburn is known as the gateway to the Yorkshire Dales and benefits hugely from tourism all year round. The nearest train station is at Northallerton (22 miles) which is on the main east coast rail line, providing regular services north the Newcastle and Edinburgh and south to York and London. Leeds / Bradford is the nearest international airport although there is an increasing number of destinations being provided out of Durham Teesside airport only 33 miles away.





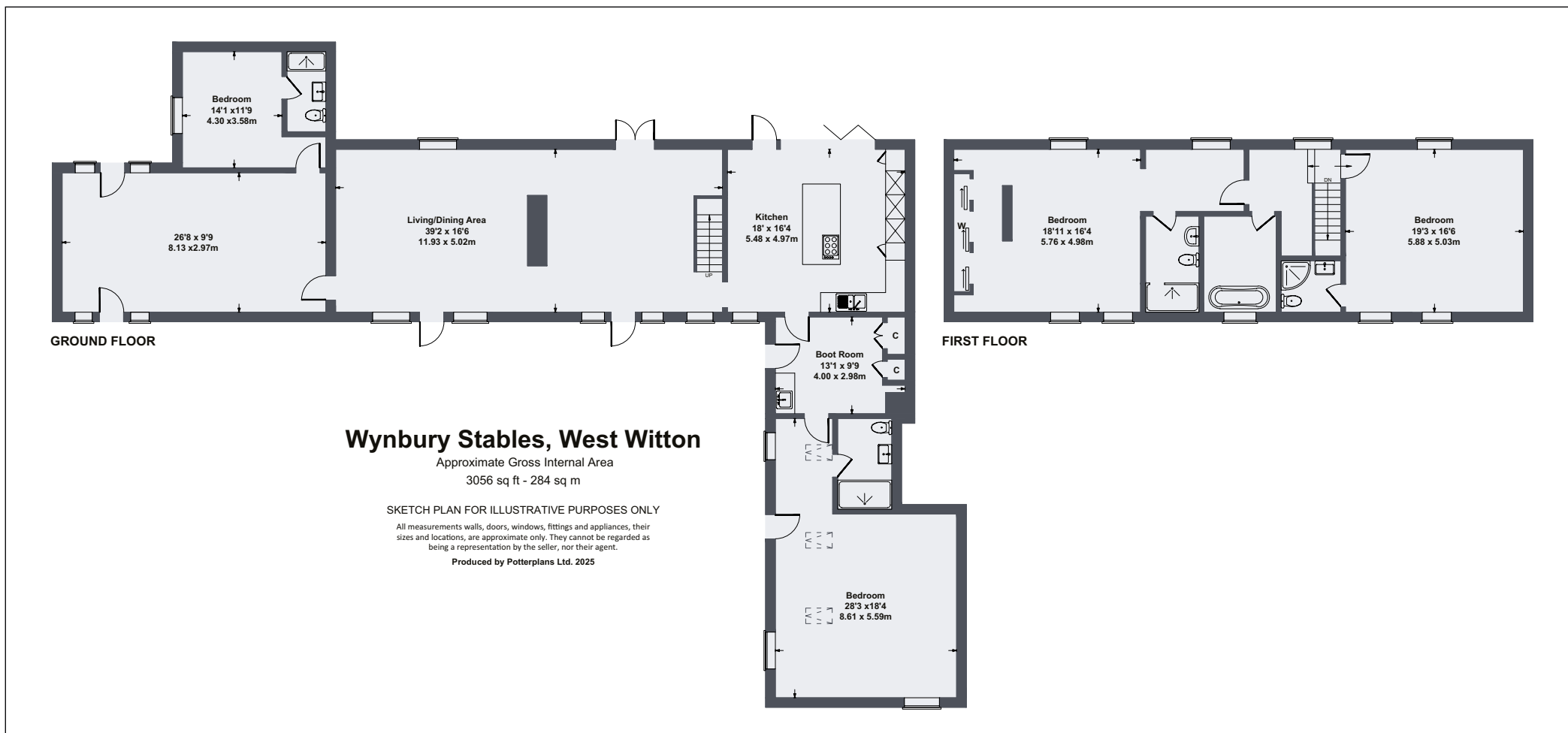
### Description

Wynbury Stables is an extremely versatile rural property offering an extensive range of adaptable modern buildings, established and well equipped equestrian facilities and a beautifully renovated traditional stone built house. The land which goes with it is in a ring fence has various woodland plantings and shelterbelts, field enclosures for grazing horses and exceptional supporting facilities for training racehorses, adding value to livery and attracting outside users of the indoor arena and cross-country course.

The farm is approached over a private access road, the first part of which belongs to Wynbury House but over which there are full access rights. The cottage, which is link attached to the Wynbury House, has been refurbished from top to bottom and the garden around it has been landscaped to provide privacy and shelter.

Wynbury Stables is a delightful, adaptable and beautifully equipped property suitable for a range of uses and business enterprises beside the high quality house.





## Wynbury Flat

Wynbury Flat is a two storey, link attached house adjoining Wynbury House. The cottage is built of stone under a pitched and slate clad roof and has been fully refurbished. The roof has been stripped and renewed, walls and floors insulated, under floor heating added and along with high quality kitchen and bathroom fittings the whole house has been redecorated in a very tasteful, modern style.

The accommodation is very flexible with two first floor bedrooms and two ground floor ones; one of which can be utilised as a completely self-contained annex.

Ground Floor: Entrance hall, bedroom with ensuite shower room, sitting room / dining room with feature staircase, kitchen, boot room / utility room.

Annex bedroom suite with bedroom / sitting room and shower room.

First Floor: Bedroom, family bathroom, master bedroom with dressing area and ensuite shower room.

The house is approached either through the front door or through a small courtyard area where original stone kennels now provide useful storage and the central heating boiler and water tank. It is a lovely south facing suntrap with private seating area and a hot tub (not included in the sale).

The rear garden has also been landscaped with a stone terrace catching the summer evening sun and a large lawn surrounded by mature specimen trees.

## Buildings

The buildings at Wynbury are based around an extensive range of modern, steel portal framed, general purpose sheds which were originally erected to provide stabling for up to 99 horses alongside a full sized indoor riding school.

The stabling facilities have been partially adapted to provide a smaller livery set up with stabling for up to 55 and with one building being fully converted to warehouse and office facilities under planning approval no. R/91/95E decided in December 2013.

A summary of the buildings is provided in the table below, referenced to the adjoining block plan.

| No. | Building                                                                                                                                                                                                                                                          | Area        |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| 1   | Wynbury Flat                                                                                                                                                                                                                                                      |             |
| 2   | 4 bay, steel portal frame shed, corrugated asbestos roof and part cladding, block walls and concrete floor. Fitted with x13 loose boxes, tack room and wash down area.                                                                                            | 18m x 18m   |
| 3   | 4 bay steel frame lean-to with profile steel roof and side cladding. Concrete floor. Fitted with 6 loose boxes.                                                                                                                                                   | 18m x 6m    |
| 4   | 4 bay steel portal frame shed with corrugated asbestos roof sheeting, profile steel side cladding over block walls. Fitted with x6 loose boxes                                                                                                                    | 18m x 5.5m  |
| 5   | 7 bay steel portal frame shed with corrugated asbestos roof sheeting, block walls with timber boarding above and concrete floor. Fitted with x 30 loose boxes tack room, toilets and store/office                                                                 | 31.5m x 22m |
| 6   | Indoor arena of 10 bays steel portal frame, fibre cement roof sheeting, block walls and timber side cladding, sand and rubber surface and dust dampening system. Arena of 53m x 26m.                                                                              | 57m x 26    |
| 7   | 5 bay steel portal frame with profile steel roof sheeting, block walls with part timber cladding. Internally insulated and including toilet facilities x 2, offices, meeting room and kitchenette and currently utilized as a storage and distribution warehouse. | 31.5m x 22m |



### Equestrian Facilities

The facilities for equestrian use are considerable. Originally designed as a race yard with capacity for 99 horses in loose box stables, a 400 meter canter ring and 5 ½ furlong training gallop was developed with drained, sand-based surfaces and railings.

The indoor arena houses a 50m x 25m sand and rubber arena with a dust dampening system, kick boards and dressage markers.

A small cross-country course has also been created and includes a variety of jumps for junior and intermediate classes.

### Land & Woodland

The land has been portioned to provide useful grazing paddocks for horses. There is grazing on about 33 acres with water available to most fields. It is either gently sloping or flat rising between 205m and 235 m above sea level and has been classified as Grade 4 throughout. Field enclosures are bounded stone walls, post and rail fences and hedges.

There are various small woods with the main plantation on the sloping ground to the south of the property.

### GENERAL INFORMATION

#### Services

The property is supplied with mains water, mains drainage and both single and three phase electricity. Central heating to the cottage is by oil fired boiler with a newly installed oil tank.

An alarm system is fitted to the warehouse building.

#### Rights of Way, Wayleaves and Easements

Part of the access road adjoining the public road is in third party ownership over which the owners of Wynbury Stables have an unrestricted right of access for all purposes.

There is a public footpath crossing part of the property.

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

#### Covenants and Restrictions

The property is sold subject to and with the benefit of covenants, restrictive or otherwise whether disclosed or not.

#### Leases & Tenancies

The property currently provides livery services offering 'do it yourself' stabling, equine grazing, hire of the indoor arena, gallops, canter ring and use of the cross-country course. Livery is based on month to month agreements with all other facilities offered on a one off rental charge.

#### Holdover

The seller's request that a short period of holdover considered by the purchaser to allow for transfer of the warehouse premises to a new facility.

#### Local Authorities

North Yorkshire Council





### Planning

Planning consent for the conversion of a former stables building into warehouse storage was granted in December 2013 a reference number of R/91/120C and R/91/95E.

Alterations and improvements to the house have been signed off by Building Control with certification available.

It should also be noted that the adjoining property in third party ownership is currently being renovated.

### Council Tax / Ratable Values

Cottage – Band H

Warehouse – Rateable Value of £25,500

Stud and Livery – Rateable Value £32,500

### Energy Performance

TBC (currently being assessed following recent improvements)

### Designations

The property lies with the boundaries of the Yorkshire Dales National Park.

### Rural Payments Agency

The property is currently registered with the Rural Payments Agency. Transfer to the RPA of details of the purchaser will be arranged on request following the date of completion. Any remaining de-linked payments will be retained by the seller.

### Agri-Environmental Agreements

There are no current Agri-Environmental agreements ongoing.

### Sporting and & Mineral Rights

Sporting Rights are owned by a third party and excepted from the sale. Mineral Rights are included in so far as they are owned.

### Timber

All standing and fallen timber is included in the sale.

### Method of Sale

Wynbury Stables is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best offers, but the Seller reserves the right to agree a sale at any point without further reference to other interested parties.

### Fixtures & Fittings

Only those items specifically mentioned in these particulars will be included in the sale. Certain other items and pieces of equipment which are of interest may be available by separate negotiation.

### Boundaries

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

### VAT

The property at Wynbury Stables has been opted to tax. VAT at 20% will therefore be payable on the purchase price. Further information is available from the Selling Agents.

### Viewing

Viewings will be by appointment only at a time suitable to the sellers and arranged through the Selling Agents. Tel: 01748 698203

### Directions (DL8 4LR)

Wynbury Stables lies at the end of the village directly off the A684.

what3words: ///hooks.stint.door

### Conditions of Sale

**Purchase Price & Deposit** - Upon exchange of contracts a non-returnable deposit of 10% of the purchase price will be paid. The balance falling due on completion of the sale 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.

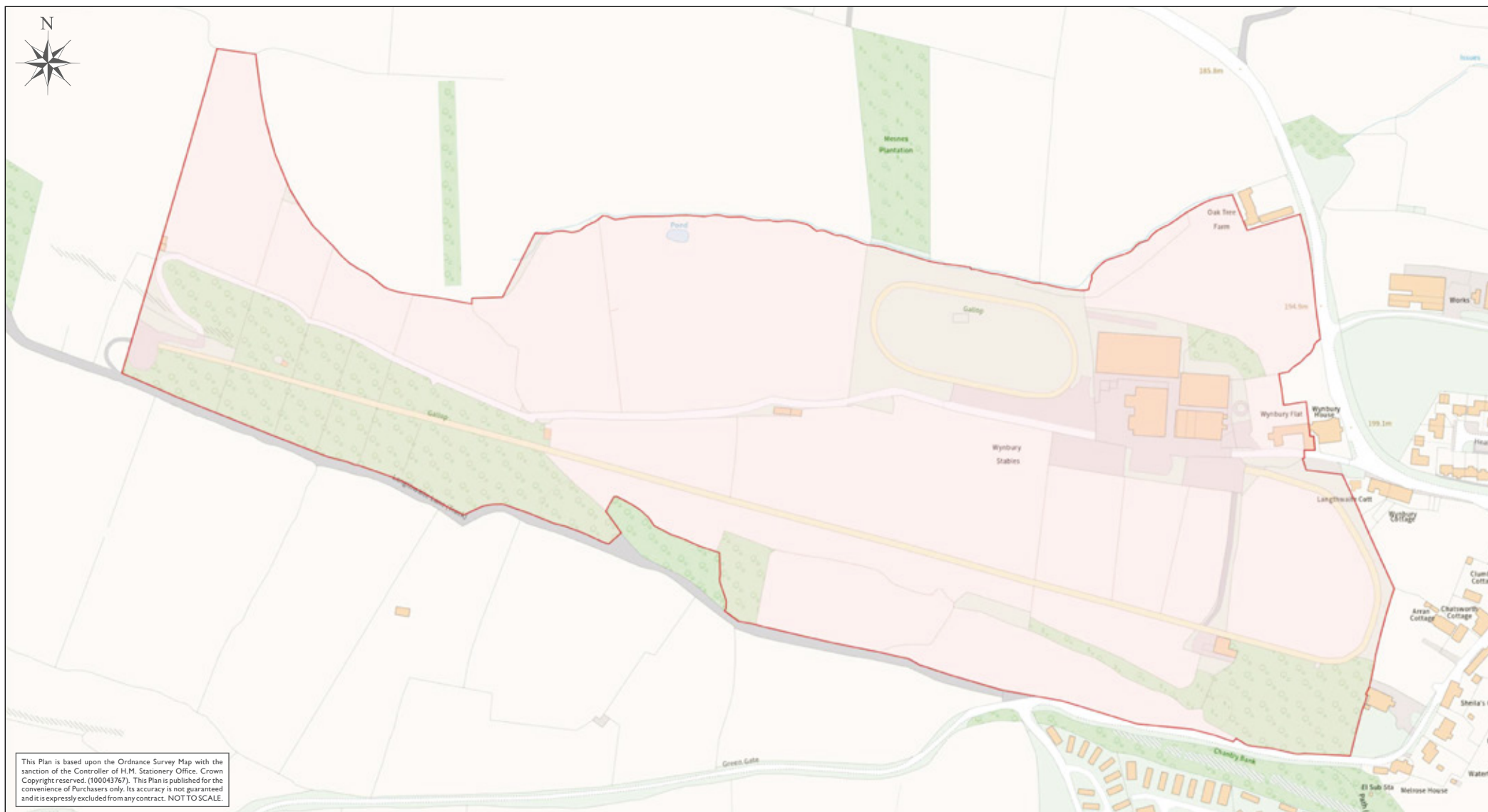
**Disputes** - Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final

**Plans, Areas & 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 misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

**Purchaser Identification** - Any agreed offer will only be taken forward on receipt of certified identification documentation and proof of source of funds. Further detail on what is required is available from the Selling Agent.

**Lotting** - It is intended to offer the property for sale as described within these sale particulars, but the seller reserves the right to divide the property into further lots, or to withdraw the whole of any part of the property at any time.

**Apportionment** - The council tax / Rates and all other outgoings will be apportioned between the seller and purchaser as at the date of completion.



#### 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 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: October 2025

Photographs taken: XX XX

