



**Gary Hoerty Associates**  
Chartered Surveyors  
Rural Property Specialists

**For Sale By Private Treaty**



**Craven Livery  
Church Street  
Gargrave  
Skipton  
BD23 3QY**



34 Wellgate, Clitheroe, Lancashire, BB7 2DP.

Tel: 01200 442301 [www.ghaonline.co.uk](http://www.ghaonline.co.uk) email: [info@ghaonline.co.uk](mailto:info@ghaonline.co.uk)



**LOCATION:**

Craven Livery is located off the public highway between Gargrave and Broughton in a scenic rural location. It is within easy reach of the village of Gargrave, and the market town of Skipton and has the benefit of all the local services and schools that they provide.

**DIRECTIONS:**

From Gargrave take the road over the river bridge, sign posted as Church Street. proceed past the Church and Railway Station for approximately 1 mile over the hill, as the road drops down the other side take the stone track on the right, a 'For Sale' board is erected here, keep right and proceed up into the Livery yard.

From Skipton take the A59 towards Gisburn, on entering the village of Broughton, and just after the Bull Inn on your left, turn right signposted Gargrave. Proceed for approximately 2 miles and Craven Livery can be found on the left.

**DESCRIPTION:**

This is a rare opportunity to purchase an up and running and profitable livery business and property.

The property comprises a traditional stone built barn with the benefit of planning consent for a large 5 bed roomed farmhouse. The house is subject to an occupancy condition, further details of which will be made available to interested parties. There is a range of stable buildings for 30 horses, tack room and storage areas, a horse walker, and ménage area.

The property is set in its own grounds with large areas of hardstanding and concrete yards and has the benefit of approximately 41.98 acres (16.98 hectares) of meadow and pasture, all contained within a ring fence.

**THE PROPOSED DWELLING:**

The planning consent provides for large and spacious family living accommodation extending to over 3000 sq ft of gross internal area. Work has been completed up to the first fix on the electric, plumbing and drainage equipment.

It is an ideal blank canvas for someone to

complete the work with fittings and finishes to their required standard and tastes.

The accommodation when fully completed will briefly comprise.

**Ground Floor**

Lounge 8.32m x 7.52m (27'4" x 24'7"), large stone fire place, concrete floor laid to a level awaiting floor finish.

Entrance Hall 3.38m x 4.49m (11'1" x 17'7").

Downstairs W.C. 0.99m x 2.40m (3'4" x 7'11").

Dining Kitchen 4.61m x 7.51m (15'2" x 24'8").

Alcove created for an electric cooker/aga.

Pantry Area 3.37m x 1.82m (11' x 5'10").

W.C./ Washroom 3.40m x 1.04m (11'1" x 3'3").

Rear Entrance Hall 5.03m x 1.07m (16'6" x 3'6").

Study/Office 3.95m x 2.52m (12'10" x 8'3").

**First Floor**

Bedroom 1 3.68m x 6.13m (12'1" x 20'1"), en-suite 2.08m x 2.74m (6'9" x 8'9").

Bedroom 2 3.69m x 4.59m (12'1" x 15').

Bedroom 3 3.59m x 2.65m (11'7" x 8'7").

Bedroom 4 3.62m x 2.67m (11'8" x 8'7"), en-suite 0.87m x 2.20m (2'8" x 7'2").

Bedroom 5 3.68m x 3.20m (12'1" x 10'5").

Bathroom 3.36m x 2.67m (11' x 8'7").

Box room/store 1.23m x 2.69m (4' x 8'8").

Spacious landing and gallery over hallway.

Due to the partially completed state of the property all the measurements are approximate.

**OUTSIDE/FARMSTEAD****Garden to the dwelling.**

A small garden has been set out to the side and rear of the barn and is bounded by a drystone wall. A garden to the front can be created out of the concrete yard area.

**Stables**

The stables are in two separate blocks.

Block 1 – 22.45m x 14.79m. This main steel portal framed building contains 19 'Monarch Boxes' set around two passageways all with lighting and horse drinkers.

Block 2 – A range of block built buildings set

out around a common yard area with individual stables for 11 horses and a washing area.



### **Ménage**

A Charles Britten ménage area to the south of the stables has been constructed with an artificially drained sand surface with a rubber toping and is surrounded by a timber post and rail fence. This provides an extremely useful exercising area immediately adjacent to the stables.



### **Horse Walker**

A very useful and recently refurbished Monarch Horse walker for 6 horses.



### **Range of Ancillary buildings.**

A range of ancillary buildings briefly comprise the following.

Feed room 4.35m x 3.65m

Workshop 4.72m x 8.88m

Store room/Tack room 4.62m x 13.44m

General purpose storage building 22.36m x 11.71m with a small tack room within of 3.61m x 2.86m.

Porta cabin/ rest facility 9.38m x 2.81m.

### **GENERAL INFORMATION**

#### **Livery Business**

We have been informed by the vendors that the Livery business during the last year operated at 70% occupancy has had a turn over of approximately £70,000. There appears to be a continual demand in the locality for this standard of accomodation. The turnover could be increased by providing more full livery and increasing occupancy.

#### **Council Tax**

As the property is not completed it has not yet been valued by the Valuation Office Agency for Council Tax purposes.

#### **Rating**

The business premises have been assessed for Non domestic rates and a rateable value of £5750 has been entered on the valuation list.

#### **Rights and Easements**

The land is sold subject to and with the benefit of all rights of way, wayleaves and easements in existence.

#### **Boundaries**

A boundary wall is to be built by the purchaser between points A and B on the plan to match the existing drystone wall. A fence is to be erected by the purchaser between points C and D on the plan.

#### **Single Payment Scheme**

The land has been registered for and is sold with the benefit of the entitlement to claim and receive payments under the Rural Payments Agency Single Payment Scheme.

In 2008 the entitlements had a value of 208.78 euros per hectare before modulation.

The vendor undertakes to transfer the entitlements to the purchaser in accordance with the regulations of the scheme. The transfer will be co-ordinated by Gary Hoerty Associates with the fee of £150 being charged and payable by the purchaser.

### Services

The property has the benefit of mains water, electric, foul drainage will be to a treatment plant that is to be installed by the purchaser. A water meter is also to be installed by the purchaser. The yard area and field troughs are watered from a compensated supply from the British Waterways main which passes through the land in question.

### Local Authority

Craven District Council  
Granville Street  
Skipton  
North Yorkshire  
BD23 1PS

Tel: 01756 700600  
e-mail [contactus@cravenc.gov.uk](mailto:contactus@cravenc.gov.uk)

### Method of Sale

The property is offered for sale freehold by Private Treaty.

### Price Guide

Offers invited in excess of £850,000.

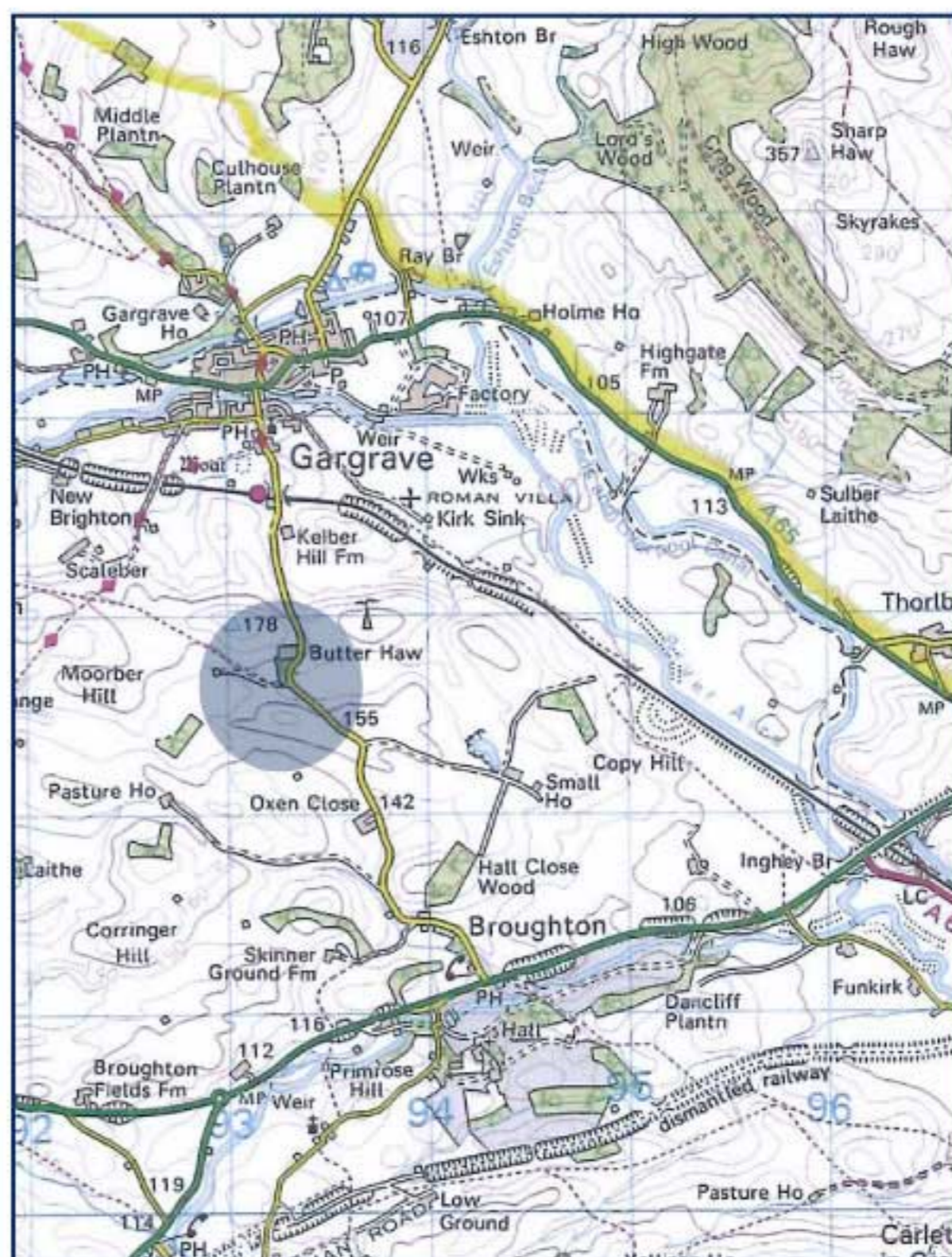
### Viewing

Viewings are strictly by appointment with Gary Hoerty Associates, as selling agents.  
Our Ref: Dal/409/1014/OH

### Other Matters

The general yard equipment and any commodities on the holding at the date of sale will be available by separate negotiation with the vendors.

### LOCATION PLAN



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### MISREPRESENTATION ACT 1987

Gary Hoerty Associates for themselves and for the Vendor or lessors give notice that:

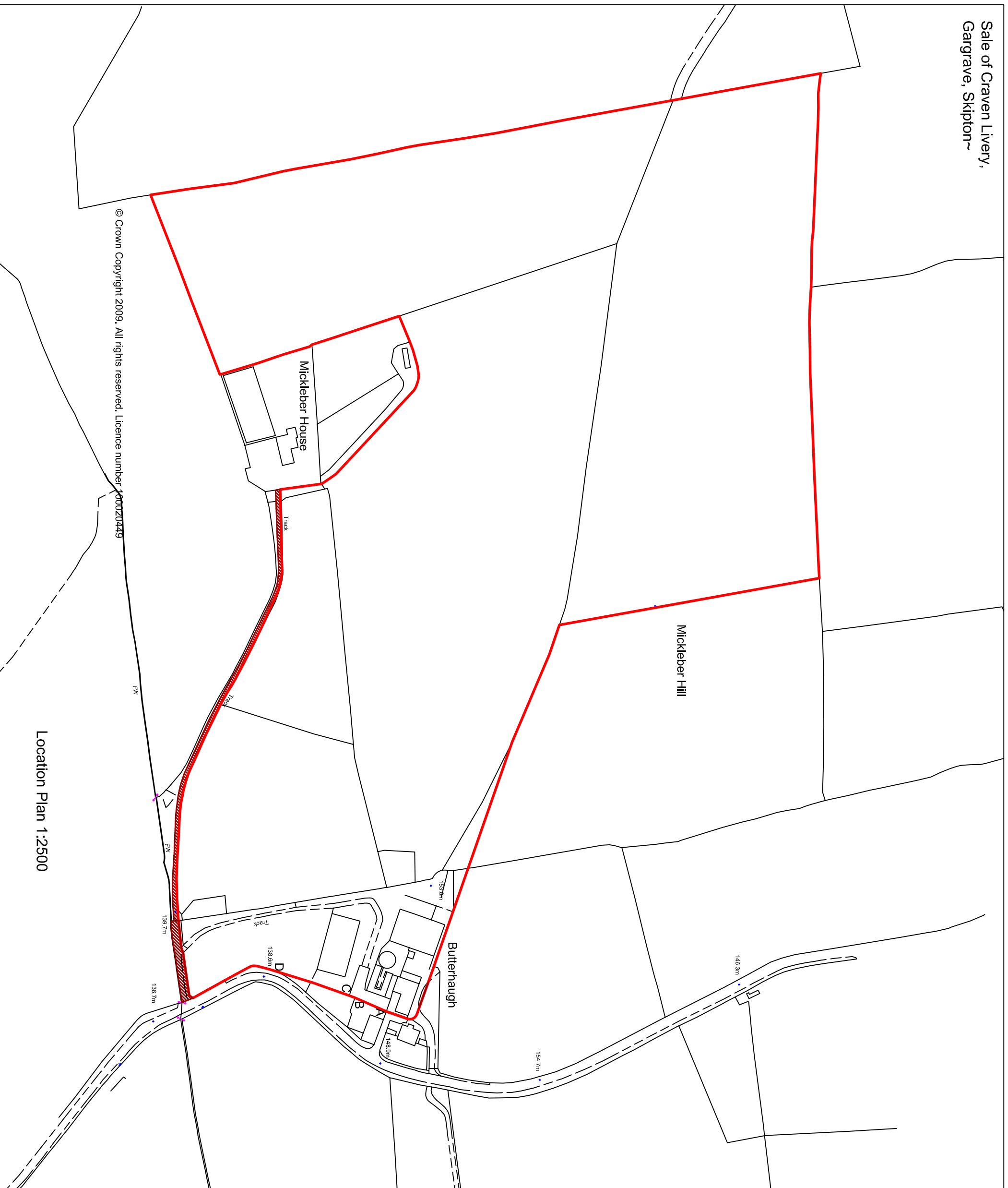
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2. All statements are made without responsibility on the part of Gary Hoerty Associates or the Vendor and are given purely as guidance.
3. None of the statements contained in these particulars are to be relied upon as statements or representations of fact.
4. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the statements contained in these particulars.
5. The Vendor and Gary Hoerty Associates nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

### PROPERTY MISDESCRIPTION ACT 1991

Gary Hoerty Associates for themselves and for the vendors or lessors of this property whose agent they are, give notice that:

- a. All descriptions, plans, dimensions, references to condition or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct and any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- b. Any electrical or other appliances on the property have not been tested, nor have the drains, heating, plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before contract;
- c. No person in the employment of Gary Hoerty Associates has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract;
- d. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute an offer or contract nor any part thereof.

**Sale of Craven Livery,  
Gargrave, Skipton~**



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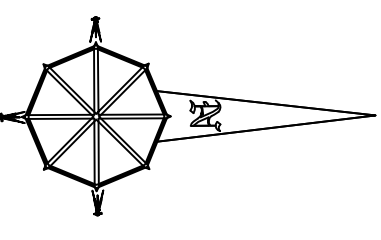
Location Plan 1:2500

**Notes:**

All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices.  
All work and materials should comply with Health and Safety legislation.  
All dimensions are in millimetres where explicitly shown otherwise.  
The contractor should check and certify all dimensions as work proceeds and notify the architect of any discrepancies.  
Do not scale off the drawings, if in doubt ask.

**Key:**

- Denotes right of access
- Denotes extent of land for sale



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<p><b>Title:</b> Sale of Craven Livery Gargrave Skipton</p>					
<p><b>Project No:</b> Dal/409/1014/01</p>	<p><b>Drawn:</b> AJM</p>				
<p><b>Client:</b> Mr C. Dalby</p>					
<p><b>Date:</b> 8.10.09</p>	<p><b>Scale:</b> 1:2500</p>				
<p><b>Amendments:</b></p> <table border="1" style="width: 100%; height: 20px;"> <tr> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> <td style="width: 25%;"></td> </tr> </table>					