



The Property

Moorland Secure Storage, Moorland Farm, Cliffe Road, North Newbald, York YO43 4SR

An immaculately presented family house & secure caravan storage unit situated within a short drive from Market Weighton. The property offers Family room | Living/Dining room | Kitchen/dining room | Cloakroom with WC/shower | Master bedroom with en suite | 4 Double Bedrooms | House Bathroom | Versatile outdoor area offering a built-in pizza oven, BBQ and covered seating | Delightful & secluded gardens | Site office + vehicle canopy | 4,000 sq ft Barns & warehousing | Secure caravan depot producing £80,000 pax income | Storage containers and works yard | Additional 10 acre site with a lake | Farm buildings and potential for holiday log cabins STPP | 5 On site caravan pitches with hookups.

Guide Price £1,600,000

Situation

Moorland Secure Storage located at Moorland Farm on Cliffe Road in North Newbald, YO43 4SR sits conveniently near Market Weighton with easy access to York/Driffield and 4 miles to the M62. This rural location in East Yorkshire combines accessibility with privacy offering a secure, out-of-town option for storage. The site's proximity to main routes allows for straightforward access while also benefiting from the peace and seclusion of the surrounding countryside, making it a practical choice for residential and business storage needs in the region.

Description

Overview

The property in total extends to 20.43 acres and offers a range of opportunities from the existing residential property and caravan storage business to potential further diversified income from the use of the 10 acres to the south of the property. The residential house is exceptionally well presented and after passing through the secure gates, you are greeted by manicured lawns that offer unrivalled outdoor space that complement the residential property.





Residential Property

The principal residence is exceptionally well finished and offers the occupier 4 double bedrooms, one of which is ensuite and also a house bathroom. On the ground floor, an expanse of living space is well suited to modern day needs. From the entrance hall, the kitchen leads to the breakfast/dining room finished in a tasteful décor. Several standout features of the property are the large living room which is enhanced by a traditional wood-burning fireplace and an impressive reception room with feature wood burner. Thanks to its double-glazed folding doors that run the entire length of the space, this impressive room can

be utilised in both winter and summer to create an alfresco dining area via the covered external kitchen.

Caravan Storage Yard

After passing the residential property via a recently improved gravel driveway, there is a secure gate and site office for the caravan storage. The site can house circa 300 caravans and is currently seeing utilisation of around 280 of the available pitches. The site enables secure storage due to being bounded by bunding and drainage ditches on the perimeter. The site is extremely well maintained and offers undercover storage for some units.



Storage Units

Further boosting the site's diversity and income are several storage containers currently rented out and at full capacity for a mixture of short term and long term lets.

Outbuildings

Included on the site are several timber portal framed buildings that serve as personal storage for the current owners, some of the buildings have concrete bases to them and can serve a variety of uses dependant on the individual purchasers' requirements. Further change of use may be possible (subject to necessary planning consent).

Agricultural land and Buildings

To the south of the property is 10 acres of grassland/pasture within which is a large pond surrounded by trees and some parcels of woodland to the property's northern boundary. The agricultural buildings provide further storage and have been utilised in a variety of ways during their previous ownership. It is understood that these could be transformed into a camping/glamping site and there is potential for further recreational use (subject to necessary planning consents).



Tenure

Freehold with vacant possession.

Services

LPG Gas, Mains electric (3 Phase), private drainage.

Local Authority

East Riding of Yorkshire.

Council Tax

Band E.

Business Rates/Ratable value

£14,750.

Wayleaves, Easements and Rights of Way

The property is sold subject to all Rights of Way public and private which may affect the property, whether stated in these particulars or not.

Viewings

Strictly by appointment with the selling agents Lister Haigh, Knaresborough 01423 860322.

Restrictive covenants

The property is sold subject to and with the benefit of all restrictive covenants, both public and private, whether mentioned in these particulars or not.

Sporting & mineral rights

The sporting rights and mineral rights are included in the sale so far as they are owned or exist.

Method of sale

The property is offered for sale by private treaty. The vendor reserves the right to conclude the sale by any other method.

Plans and Areas

The plans in these particulars are a copy of the Ordnance Survey Land App or Promap plans. All plans are for identification purposes only and areas are approximate and subject to verification in the title documents

Directions

From Market Weighton town centre, proceed east on the high street. At the first roundabout, take the third exit and travel south east on South Gate which transitions to Sancton Road. After crossing the A1079, travel for 3.2 miles South towards North Newbald. To access the property, turn right on to Cliffe Road and proceed west for 0.7 miles. The property will be on your left hand side and identified by the stone walling and wooden gates.

Agents Notes

Viewing is highly recommended to fully appreciate the potential of the site. The property is chain free.



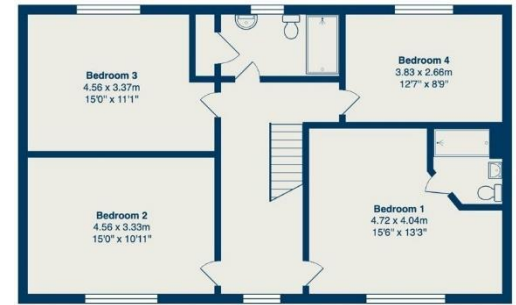


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Scale 1:2500 (at A3)



Ground Floor



First Floor

Total Area: 192.9 m² ... 2077 ft²
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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