

# BRECKENBROUGH FARM

RICHMOND EQUESTRIAN CENTRE









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## RICHMOND EQUESTRIAN CENTRE

Richmond, North Yorkshire DL10 7PL

AN OUTSTANDING EQUESTRIAN PROPERTY WITH EXCITING PROSPECTS

6 Bedroom Georgian Farmhouse  
6 Additional Properties, Managers Office  
In total, approximately 121 acres

Excellent Equestrian Facilities Including:

Indoor Competition Arena with Viewing Gallery & Cafe  
Indoor Warm Up Arena, Two Outdoor Arenas  
General Purpose Buildings and Stores  
Canter Ring with Arena, Two Claydon Horse Walkers  
61 Boxes & Associated Tack Rooms, Car Park for 70 Lorries and 30 Cars

Home of Richmond Horse Trials and Four British Eventing Affiliated Cross-Country Courses

Former Standstone Quarry  
130kW Biomass Boiler

FOR SALE AS A WHOLE



**GSC GRAYS**

PROPERTY • ESTATES • LAND

The Station, Station Yard  
Richmond, North Yorkshire, DL10 4LD

t: 01748 829217  
e: richmond@gscgrays.co.uk



## BRECKENBROUGH FARM, RICHMOND EQUESTRIAN CENTRE

Breckenbrough Farm, Richmond Equestrian Centre is an outstanding residential and equestrian property situated within beautiful rolling countryside having excellent transport links via the A1 motorway. It is an excellent venue for multiple equestrian facilities and the sale offers an opportunity to acquire a well-established business with considerable earning potential.

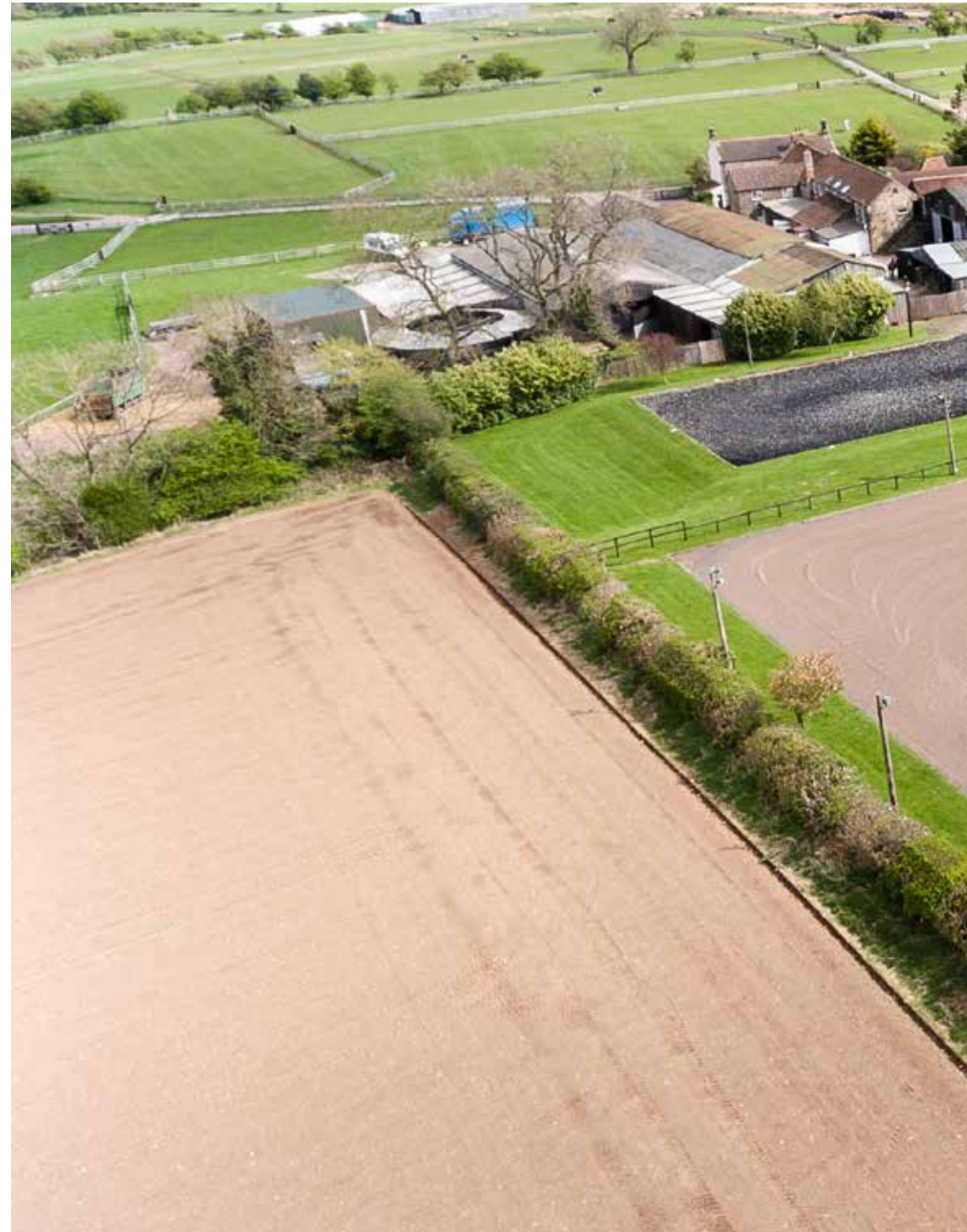
The property has been significantly improved by the current owners and is managed to a high standard with affiliated and unaffiliated dressage, show jumping and horse trial events held on a regular basis.

The principal residence comprises an attractive stone built six-bedroom Georgian farmhouse which enjoys far reaching views and provides an excellent range of accommodation. In addition, there are a further five cottages/flats that have been converted from traditional stone built farm buildings and a further bunk barn that has been converted into a three-bedroom dwelling, providing income earning potential or staff accommodation.

The equestrian facilities at Breckenbrough Farm are extremely impressive and include three yards used for livery with 61 boxes, tack rooms, rug rooms, feed stores, workshop, machinery store and an office suite all within a well laid out yard area. There are two outdoor all-weather arenas measuring 75m x 50m and 60m x 20m with Fibre Sand surfaces and floodlighting, together with another outdoor all weather 20m x 40m arena and two 'Claydon' horse walkers.

The main indoor riding arena includes a sand and rubber surface, warm up area, flood lighting, café, restaurant area, judges' box, secretary's office, toilet facilities and viewing stands.

The whole property extends to approximately 121 acres all within a ring fence with far reaching views over rolling countryside. Affiliated cross country courses have been built for novice, open novice, intermediate and open intermediate horse trials, all taking full advantage of the topography with the remaining land divided up into well fenced paddocks.













## BRECKENBROUGH FARMHOUSE

Breckenbrough Farmhouse comprises an attractive stone built Georgian farmhouse, prominently situated at the entrance to this exceptional equestrian facility, enjoying far reaching countryside views and providing spacious, character accommodation, offering further potential.

### ACCOMMODATION

An entrance hall, with decorative mosaic tiled floor, to the front of the farmhouse provides access to the main reception hall. An attractive staircase rises to the first floor and there is access from the hall to the formal dining room, drawing room and living kitchen. A door under the stairs in the main hall provides access to the cellar.

The drawing room enjoys open views to the front and a period style wooden fire surround with cast-iron fireplace and slate hearth provides a focal point for this attractive room. On the opposite side of the main reception hall, the formal dining room also benefits from open views to the front, recessed open shelving and a decorative mantelpiece with recess beneath. A decorative ceiling rose and architrave add period character.

The living kitchen is the heart of this character property, providing ample space for cooking, dining and relaxing; ideal for family life. A double-oven AGA set in a tiled recess and an adjacent electric range cooker provide a focal point for the kitchen area. There is a comprehensive range of fitted painted wooden base and wall units, which includes an integral dishwasher and fridge. Wooden work surfaces house a single sink unit.

A stone flagged floor and exposed beams throughout the living kitchen add to the original charm of this light and airy family space. Windows to the side overlook the attractive walled garden and a door from the living area provides access to a flagged outside area, ideal for outdoor entertaining/dining.

Leading on from the living kitchen, the snug provides a cosy space to relax and unwind, again with windows overlooking the garden, exposed beams and an attractive brick recessed fireplace, with large timber beam over, houses a multi-fuel stove.

A rear hallway, leading from the living kitchen provides external access to the office and equestrian facilities to the rear. A utility room off the rear hall with WC, sink unit, shelved recess and plumbing for a washing machine and space for a tumble dryer makes an ideal boot room.



A second rear hallway, also accessed from the living kitchen, leads to a second staircase, downstairs shower room and kitchenette with door to the rear of the property. The hallway and these ancillary rooms are currently blocked off with a temporary division from the main living accommodation and are occupied as a separate annex.

To the first floor, the return staircase leads to a principal landing, which provides access to the master bedroom with en-suite shower room and built-in wardrobes and vanity unit, a second double bedroom, a small store room and further first floor bedrooms and bathroom accommodation.

A second inner landing provides access to a single bedroom, shelved laundry room, house shower room and a further large double bedroom with adjacent bathroom (with bathroom and shower). A door leads from the inner landing to access the rear staircase and a further two bedrooms which, as before, are currently blocked off with a temporary division from the main house accommodation and occupied as a separate annex, having its own entrance to the rear.

#### EXTERNALLY

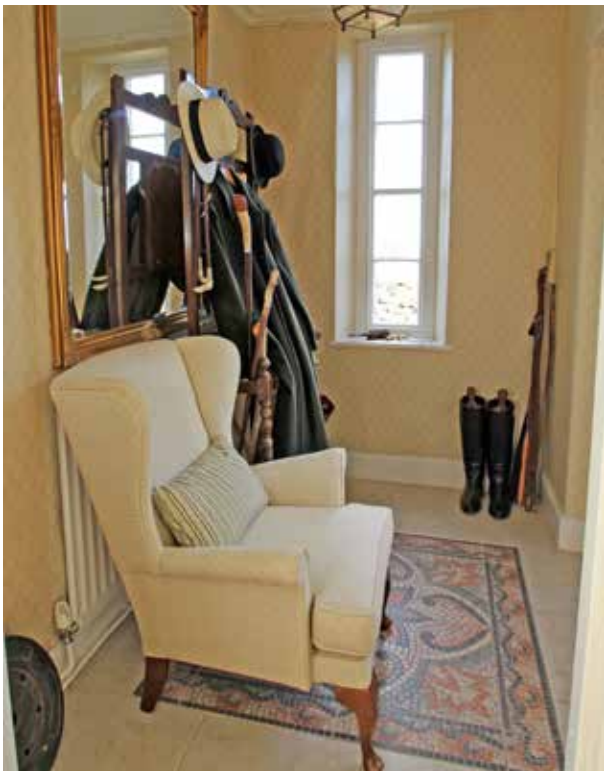
To the front and side of the farmhouse, there is a walled garden with lawns, mature shrubs and trees. There is ample parking to the side of the property for several vehicles.















# Breckenbrough Farm





## BRECKENBROUGH COTTAGES & FLATS

**Gamekeepers Cottage:** Set away from the main facilities, comprising a one bedroom semi-detached single storey conversion with open plan kitchen/living/dining area, bathroom and garden area to front and rear.

**Gamekeepers Lodge:** Adjoining Gamekeepers Cottage and comprising a one bedroom semi-detached single storey conversion with open plan living/kitchen/dining area, bathroom and garden area to front and rear.

**Owls Hoot:** A first floor flat converted from a traditional stone barn and comprising one double bedroom, open plan kitchen/living/dining area and shower room.

**Pheasants Roost:** A first floor flat converted from a traditional stone barn and comprising two bedrooms, open plan kitchen/living/dining area and shower room.

**Poachers Hide:** A single storey conversion of a traditional stone building with open plan kitchen/living/dining area with full height ceiling and exposed beams and large arched window overlooking garden area, shower room, two double bedrooms and enclosed garden to front and rear.

**Bunk House:** Single storey dwelling comprising three bedrooms, living room, kitchen and dining room, large entrance hallway, large shower room and second shower. With attached boiler room and stores.

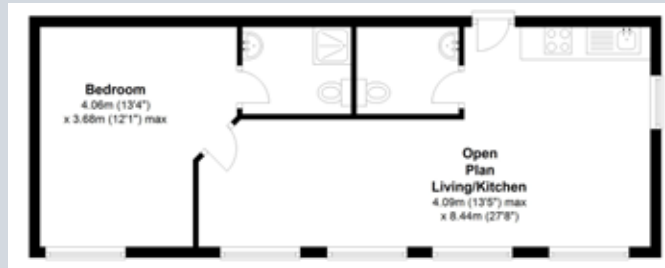
**Managers Office:** A ground floor office with two separate rooms, kitchen/living/dining area with full-height ceiling and exposed beams and shower room.



Poacher's Hide



Gamekeepers Cottage & Gamekeepers Lodge



Owls Hoot



The Bunk House



Managers Office



Pheasants Roost



## EQUESTRIAN FACILITIES

### INDOOR ARENA

An impressive indoor school comprising a clear span steel portal frame building with profile sheet steel roof. Yorkshire board side cladding above concrete block and timber perimeter walls and floodlighting. The riding arena has a rubber and sand surface of approx. 71m x 25m within a 71m x 30m wide building, catering kitchen with serving area, double stainless steel sink and preparation areas, restaurant overlooking the indoor school with seats for 50 customers, store room, a first floor Judges box equipped with digital display, electronic timing and a PA system overlooking both the indoor and outdoor arenas, licensed bar with fitted bar, tables and stool, cooling unit and store cupboard, secretary's office for competition entries and toilet facilities. The building has been constructed to a high standard with an automated sprinkler system, double doors providing vehicular access in addition to a horse entrance and roof skylights.

### INDOOR WARM UP AREA

Attached to the east gable of the Indoor Arena, is a steel portal framed building of the same construction, providing a warming up area for competitions and schooling area for training. The riding arena has a rubber and sand surface of approx. 40m x 30m.







#### MACHINERY, JUMP AND EQUIPMENT STORAGE AREA

An open fronted lean-to off the south elevation, split into two separate areas provides hard standing storage for machinery, jumps and equipment. Approx 40m x 9.5m and 35m x 5.8m.

#### OUTDOOR ALL WEATHER ARENA

Yorkshire Arena Est 75m x 50m and Breckenbrough Arena Est 60m x 20m. Opposite the indoor arenas there are two fenced all weather Fibre Sand arenas with floodlighting and spectator seating.

#### STABLE YARD 1

Known as the Main Yard, has been developed within a traditional stone and pantile range and a concrete portal framed building with cladding. The buildings house 20 of the 61 stables. Internally the stables are of block built construction with concrete floors and automatic drinkers.

Within this building there are three tack rooms (one with service desk), a rug room with plumbing for a washing machine, stainless steel sink, clipping box and drying box. The stables have toilet facilities.

#### STABLE YARD 2

Known as the Pen Yard, with a nine bay timber framed Dutch barn with corrugated roof cladding and Yorkshire board side cladding. The building has a part concrete/part soil floor and is divided into two sections. The main section houses 13 pens used for stabling with a further 5 purpose built wooden boxes in the second section with a feed storage area and tack room.

Adjacent is a range of 5 stables with store room, of mixed timber and block construction under a corrugated sheet roof.

#### STABLE YARD 3

Known as the Hunt Yard, with a steel portal framed general purpose building with profile sheet roof and Yorkshire board side cladding and block walls. The building houses 11 American barn style boxes, isolation box, feed room, wash room, tack room and mezzanine store.

Adjacent is a timber framed lean-to with profile sheet roofing and part block walls, known as the Annex and housing a further block of 7 stables, together with feed and tack room.

#### LAUNDRY ROOM

(3.84m x 2.08m) Fitted work surfaces, plumbing for three washing machines and two tumble driers.

#### WOODCHIP & IMPLEMENT STORE

Open fronted timber framed wood chip store with part block and part box profile sheet walling and roof.

#### HORSE WALKERS

In close proximity to the stable buildings there are two covered outdoor 'Claydon' electric horse walkers with five bays and six bays respectively, each with a concrete path, covered in rubber matting.

#### PORTACABIN OFFICES

Adjacent to the car park are two portacabins, one is currently used as the office for Richmond Equestrian Centre, the other is let to a company together with an area of the car park who specialise in horse transportation.

#### QUARRY YARD BUILDING

An 8 bay, portal framed open fronted shed with corrugated iron clad sides to three elevations, under an asbestos sheet roof with earth/stone floor. Approximately 34.5m x 6m. In addition there are two metal framed polytunnels measuring approximately 33.5m x 9.2m and 26.2m x 7.3m and a range of sheep handling pens.

#### CANTERING RING AND ARENA

A 900 metre cantering ring runs along the southern boundary and returning around a 20m x 40m fenced arena.





## CROSS COUNTRY COURSES

Across the holding there are four British Eventing Affiliated cross country courses providing novice, open novice, intermediate and open intermediate courses with approximately 40 permanent fences and 80 temporary fences (which are available by separate negotiation), including a water complex, trakaner, pimple, rail-ditch-rail and many more.

## CAR PARK

Hard standing car parking for approximately 70 boxes and 30 cars plus additional adjacent field for larger events.

## THE LAND

The land extends to approximately 106 acres (43 hectares) of Grade 3 grassland within a ring fence, divided by Breckenbrough Lane, which provides access to the holding. Situated approximately 115-120m above sea level, the land slopes gently in a northerly direction towards Sour Beck.

To the east of the holding lies a former sandstone quarry, which provides a useful area of hard standing for storing manure, feedstock and machinery.



## RENEWABLES

A130kW biomass boiler was installed in 2015 and is subject to the Government RHI Scheme. The boiler supplies heat to all the residential properties, with the exception of Gamekeepers Cottage and Gamekeepers Lodge.

Further information on the RHI subsidies is available within the Data Pack.

Solar panels with a total capacity of 42 kW were installed by Duncan Renewables in 2010 on the south elevation of the Indoor Arena roof. The electricity generated by the panels is used by Richmond Equestrian Centre free of charge as a rent equivalent.

Duncan Renewables benefits from any surplus energy that is fed into the National Grid and receive the Governments Feed In Tariff Income.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

Breckenbrough Farm is offered for sale by private treaty with vacant possession in part and subject to a number of tenancies, upon completion.

All potential purchasers are requested to register with GSC Grays so they can be advised as to how the sale will be concluded.

### TENURE AND POSSESSION

The following properties are let as outlined below:

PROPERTY	LEASE
Gamekeeper's Cottage	AST
Gamekeeper's Lodge	AST
Owls Hoot	AST
Pheasants Roost	AST
Poachers Hyde	AST
Managers Office	AST
The Bunk House	AST
REC Arena's	Licence
Portacabin	Licence

### POTENTIAL INCOME

To assist potential purchasers, we set out the potential income in the adjacent table. Further information is available in the Data Pack.

TYPE	POTENTIAL RECEIPTS PER ANNUM (£)
Rental	£57,762
Livery	£135,400
Basic Payment	£8,800
Biomass	£12,831
<b>Sub-total</b>	<b>£214,793*</b>

#### \*NOTE:

Rental income assumes full occupancy at current rent levels.

Livery income assumes full occupancy and includes hay and straw.

Basic Payment income is based on 2016's claim.

Biomass income is based off 2016/17 income.

In addition to the above, Breckenbrough generates further income from Richmond Horse Trials and farming enterprises including calf rearing and a sheep flock.

### OUTGOINGS

Council tax is payable on the residential properties as outlined below: (TBC)

Breckenbrough Farmhouse	Band F
Gamekeepers Cottage	Band A
Gamekeepers Lodge	Band A
Owls Hoot	Band A
Pheasants Roost	Band A
Poachers Hide	Band A
Managers Office	Band A
The Bunk House	Band B

With regards to business rates, the current rateable value for the Arena business is £22,209 (currently paying £9,600) and for Richmond Equestrian Centre the current rateable value is £24,000 (currently paying £8,274).

### MINERAL RIGHTS

Mineral rights are included in the sale so far as they are owned.

### SPORTING RIGHTS

The Sporting rights are excluded from the sale.

### BASIC PAYMENT SCHEME

The land has been registered and is sold with the benefit of entitlements to receive payment under the Basic Payment Scheme. The vendor will claim the 2017 Basic Payment and will undertake to transfer the entitlements to the purchaser in accordance with the regulations of the Basic Payment Scheme on completion of the sale. A fee of £350 plus VAT will be charged to the Purchaser for GSC Grays to action the transfer.

On purchasing the land, the purchaser will be required to sign an indemnification that



they will maintain the land in good agricultural and environmental condition and follow the Cross Compliance regulations for the current claim year.

There are currently 43.22 Non-SDA entitlements available.

#### AGRI-ENVIRONMENTAL SCHEMES

Breckenbrough Farm is not subject to any Agri-Environmental Schemes.

#### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY.

The property is sold subject to and with the benefit of all rights including rights of way whether public or 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.

Breckenbrough Farm is crossed by one public footpath and one public bridleway. There is also a right of access through Breckenbrough Farm to the neighbouring property. A plan showing the rights of way is available within the Data Pack.

#### SERVICES

Breckenbrough farm benefits from a twin phase electricity supply, with sub meters to all properties. Private drainage is provided through three septic tanks. All properties benefit from a mains water supply. Gamekeepers Cottage and Gamekeepers Lodge have oil fired central heating, whilst the remaining properties at Breckenbrough Farm benefit from heating supplied by the biomass boiler.

#### OVERAGE CLAUSE

The land to the north of the property is recognised by Richmondshire District Council within their Local Housing Assessment as having development potential in an 11-15 year timeframe.

The four parcels of land to the north being 0651, 0657, 8559 and 8683 are sold subject to an Overage Clause. In the event planning permission is granted which provides for non-agricultural use prior to the 8th October 2059, the purchaser(s) or future owner of the land will pay 60% of the increase in value above agricultural value. Further details are available within the data pack.

#### FIXTURES AND FITTINGS

Fixtures and fittings are specifically excluded from the sale unless they are expressly stated as being included within these particulars.

#### INGOING VALUATION

The property is sold inclusive of some core equestrian equipment. Additional vehicles, machinery, equestrian, farm and horse trials equipment are available to acquire through separate negotiations. An inventory of the additional items is available within the Data Pack.

#### VALUE ADDED TAX (VAT)

Any guide prices quoted or discussed are exclusive of VAT. In the event of the sale of the property or any part of it or any right attached to it becoming a chargeable supply for the purpose of VAT, such tax will be payable in addition to the purchase price.

#### HEALTH AND SAFETY

Given the potential hazards of a working residential and equestrian estate we ask that all parties undertaking a viewing of the property are as vigilant as possible, particularly around the equestrian/livery buildings.



## VIEWINGS

Strictly by appointment through the sole agent GSC Grays. Prior to making an appointment to view we request that you discuss any particular points which are likely to affect your interest in the property with a member of staff who is familiar with the property.

## DIRECTIONS

Travelling from the A1 north and south, take the A6316 signed to Catterick Garrison. Turn left onto Brough Lane, following the brown tourist signs to Richmond Equestrian Centre. Turn right onto Breckenbrough Lane which leads to the property.

## BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries, Neither the vendors nor their agents shall be responsible for defining the boundaries or the ownership thereof and the purchaser(s) shall rely on information appearing in the Registers of Land at HM Land Registry. Should any dispute arise as to boundaries or the interpretation of them, the question shall be referred to the vendor's agents whose decision acting as experts shall be final.

## AREAS MEASUREMENTS AND OTHER INFORMATION

All areas, measurements and other information are believed to be correct but any intending purchaser(s) should not rely on them as statements of fact and should satisfy themselves as to their accuracy.

## SOLICITORS

Mr Andrew Clarke, Eccles Heddon Solicitors LLP, 24A Market Place, Thirsk, North Yorkshire, YO7 1LF

Tel: 01845 522324 Fax: 01845 525045 Email: (required)

## LOCAL AUTHORITY

North Yorkshire County Council, County Hall, Northallerton, North Yorkshire, DL7 8AD Tel: 01609 780780

Richmondshire District Council, Mercury House, Station Road, Richmond, North Yorkshire, DL10 4JX Tel: 01748 829100

## DATA PACK

A legal data pack providing more information in respect of the Title, statutory enquires, tenancy agreements and other information is available upon request.

This information is available in electronic format on a CD and a charge of £25 made payable to the Royal Benevolent Institution (R.A.B.I) will be made for this. Alternatively, hard copies can be made available for inspection at the Agents office with a prior appointment.

## PARTICULARS

Particulars written April 2017 and photographs taken April 2017.

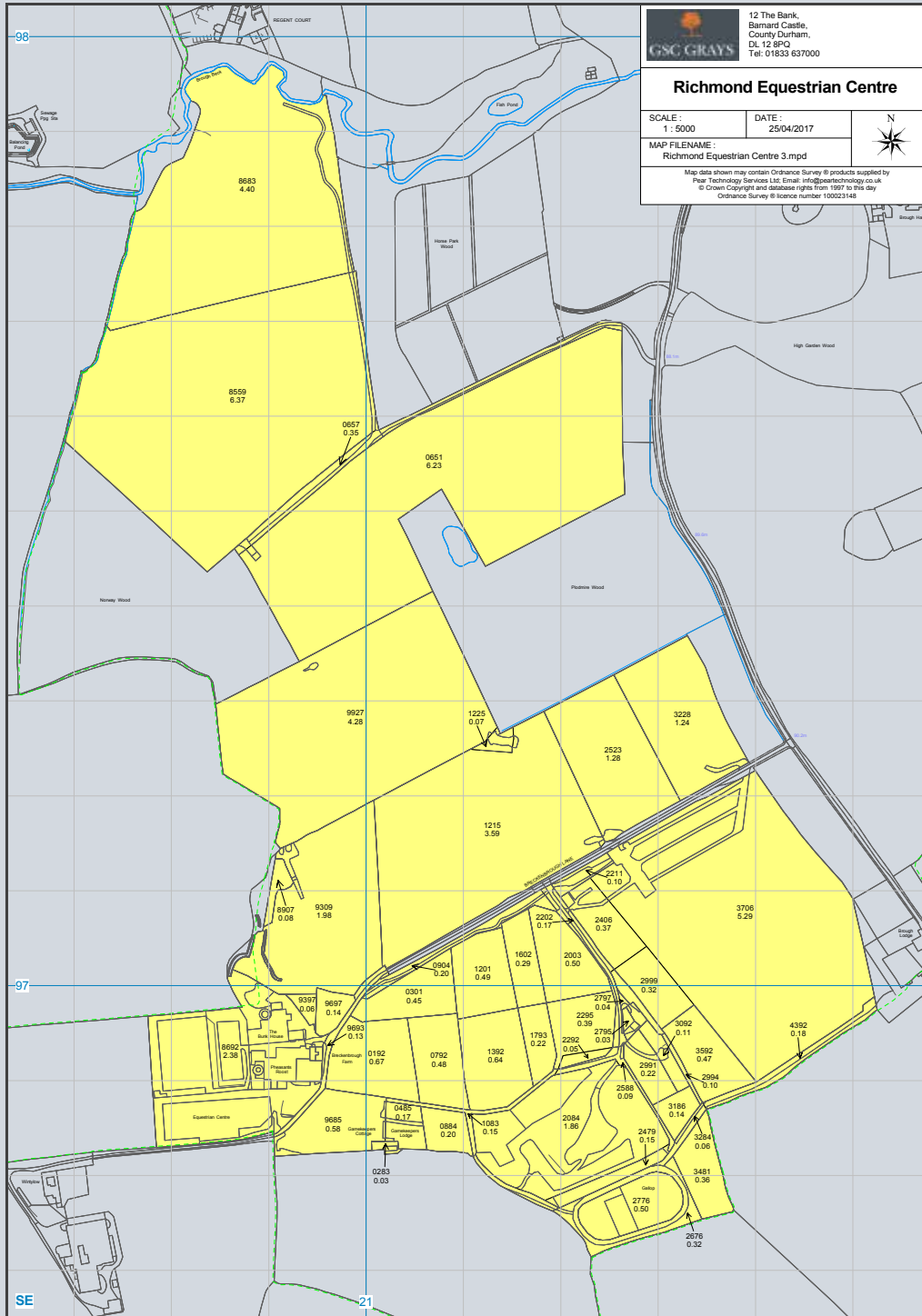
## DISCLAIMER

Disclaimer notice, please read:-

GSC Grays give 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 fact 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 the layout 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 view the property.





Field Number	Hectares	Acres
0192	0.67	1.66
0283	0.03	0.07
0301	0.45	1.11
0485	0.17	0.42
0651	6.23	15.39
0657	0.35	0.86
0792	0.48	1.19
0884	0.2	0.49
0904	0.2	0.49
1083	0.15	0.37
1201	0.49	1.21
1215	3.59	8.87
1225	0.07	0.17
1392	0.64	1.58
1602	0.29	0.72
1793	0.22	0.54
2003	0.5	1.24
2084	1.86	4.60
2202	0.17	0.42
2211	0.1	0.25
2292	0.05	0.12
2295	0.39	0.96
2406	0.37	0.91
2479	0.15	0.37
2523	1.28	3.16
2588	0.09	0.22
2676	0.32	0.79
2776	0.5	1.24
2795	0.03	0.07
2797	0.04	0.10
2991	0.22	0.54
2994	0.1	0.25
2999	0.32	0.79
3092	0.11	0.27
3186	0.14	0.35
3228	1.24	3.06

Field Number	Hectares	Acres
3284	0.06	0.15
3481	0.36	0.89
3592	0.47	1.16
3706	5.29	13.07
4392	0.18	0.44
8559	6.37	15.74
8683	4.4	10.87
8692	2.38	5.88
8907	0.08	0.20
9309	1.98	4.89
9397	0.06	0.15
9685	0.58	1.43
9693	0.13	0.32
9697	0.14	0.35
9927	4.28	10.57
Total	48.97	121.00







