



Dee Atkinson & Harrison

MOORLAND FARM, CLIFFE ROAD, NORTH NEWBALD, **EAST YORKSHIRE**

CHARTERED SURVEYORS & ESTATE AGENTS

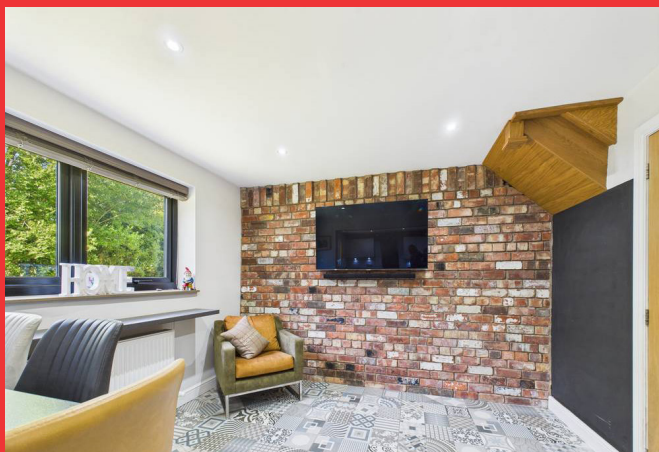


**MOORLAND FARM  
CLIFFE ROAD  
NORTH NEWBALD  
EAST YORKSHIRE  
YO43 4SR**

**ASKING PRICE - £POA**

**AN EXCEPTIONAL OPPORTUNITY TO ACQUIRE A SPACIOUS (2,280 SQ FT INCLUDING THE OUTDOOR ENTERTAINING SPACE) AND WELL APPOINTED DETACHED HOUSE WITH A VERY WELL ESTABLISHED CARAVAN STORAGE BUSINESS ALONGSIDE. WITH ITS GORGEOUS LOCATION NESTLED IN THE YORKSHIRE WOLDS IT OFFERS A GREAT OPPORTUNITY TO HAVE A LOVELY LIFESTYLE AND INCOME IN ONE PACKAGE. EARLY VIEWING IS ESSENTIAL!**

**Market Weighton 5 miles ~ Beverley 10 miles - Hull 17 miles - Pocklington 12 miles - York 24 miles**



From the lovely home, to the caravan storage business, agricultural units, touring caravan pitches and storage units there is lots available and a diverse range of potential income streams. The property is sold as two separate titles, one on a residential title of about 3 acres including the house, gardens, touring caravan pitches with hook-ups, agricultural buildings and hardstanding on which the storage containers are sited. The other is of about 7 acres on a commercial title and contains the secure caravan storage area and gatehouse, site office and vehicle canopy. There is permission for storage of 300 caravans with about 280 currently being used and producing an income of around £80,000 per annum. The site is very well set up and run, currently retaining the CaSSOA Gold award and has been designed to run on its own for much of its operations with proximity fob access, CCTV and other

features. There is some undercover storage as well.

The standout feature is the home though, a spacious 4 double bedroomed property of around 2,280 sq ft with manicured lawn around it. There are two large reception rooms including one with the whole south facing wall made up of folding doors. There is also a spacious kitchen opening onto a dining room, entrance hall, ground floor shower room and utility room. To the first floor is a spacious landing, master bedroom with en suite shower room, 3 further double bedrooms and a shower room. Attached to the house is an enclosed rustic outdoor kitchen/entertaining space with pizza oven that will provide a great focal point for guests who will be able to enjoy the lovely grounds in front of the house. The property is approached off Sands Lane via a gateway and a well maintained extended driveway leads past the 5 caravan pitches with electric hooks-ups, past lawn to both sides, then past the house and ultimately to the access gate to the caravan storage and hardstanding area with the agricultural buildings.

It really is a very special opportunity for a lovely home in a delightful setting, a diverse range of income streams and further potential. Only a physical viewing will allow you to fully understand all that is on offer but our 360 degree tour and drone photography will provide an excellent overview for those further afield.

## LOCATION

Part of the joy of the whole package is its location, to the west of the village of North Newbald and north of Hotham, both of which are highly sought after villages in the area. Market Weighton is just north with a good range of amenities, and North and South Cave are just to the south, both of which are also highly regarded villages with further amenities. Beverley, Hull, the west Hull villages and Pocklington are not far away with larger populations. North Cave sits at Junction 38 of the M62 which links to the wider road network so the property is excellently located for clients to collect or drop off their caravans.

## FARM HOUSE

### GROUND FLOOR

#### ENTRANCE HALL

#### WC CLOAKS / SHOWER ROOM

ideally situated if you've been working outside. Low flush WC, wash hand basin and walk-in shower unit. Window to front and extensive tiling.

#### LIVING ROOM

A really spacious room that also accommodates a dining table. With a rustic timber floor, extensive folding doors to the southern aspect allowing the room to be opened up onto the patio outside, further window to the north aspect and wood burning stove.

#### LIVING ROOM

A further living space with windows to two aspects including a full length one to the southern side, exposed brick wall and chimney breast housing a solid fuel burning stove.

#### KITCHEN

A spacious and attractively fitted kitchen with a range of base and wall mounted units and a range of integral appliances including a gas hob. Window to the rear breakfast bar and squared arch opening onto.....

#### DINING ROOM

Window to rear and breakfast bar.

#### INNER HALLWAY

With French window to the front and attractive oak and glass staircase to the first floor.





#### UTILITY ROOM

With a gas boiler, plumbing for washing machine and storage space.

#### FIRST FLOOR

#### LANDING

With window to front.

#### MASTER BEDROOM

With window to front.

#### EN SUITE

3 piece modern style suite comprising walk-in shower unit, wash hand basin with cupboards underneath, low flush WC with concealed cistern and extensive tiling.

#### BEDROOM TWO

A double bedroom with window to rear.

#### BEDROOM THREE

A double bedroom with window to front.

#### BEDROOM FOUR

A double bedroom with window to rear.

#### FAMILY SHOWER ROOM

A three piece modern suite in white comprising walk in shower unit, low flush WC with concealed cistern and wash hand basin with cupboards underneath. Window to rear and extensive tiling. Fitted cupboards with sliding doors.

#### EXTERNAL

#### GARDEN

There is a well maintained lawn to the sides and rear of the house. The area to the west side and rear could be enclosed to provide a more private garden if a buyer wanted.

#### OUTDOOR KITCHEN & ENTERTAINING SPACE

Built in rustic style with vaulted roof and flagged floor with built-in pizza oven, BBQ power and light. A really lovely feature.

#### DRIVEWAY

There is a gravelled in and out driveway to the front of the house that provides parking for a number of vehicles.

#### CAMPSITE, YARD & BUILDINGS

#### CAMPSITE

The grounds of Moorland Farm have 5 touring caravan pitches with electric hook-up at the eastern end of the site, just inside the entrance gates. The pitches are some distance from the house itself with plenty of grass and an attractive pond in-between.

#### YARD

The driveway that provides access to the farm and runs through it opens onto a spacious gravelled hardstanding area. The yard area has freestanding storage containers that are let out on longer and shorter term contracts which provide another source of income. There is plenty of space remaining.

### **BUILDINGS**

There is a sizeable enclosed and secure former agricultural building that provides nearly 4,000sq ft of space and could be used as a workshop or for storage. There are two further open barns, one quite bit larger than the other, that could provide roofed storage space. A further lean-to shed sits to the side of the smaller of these.



### **CARAVAN STORAGE**

The yard area also provides access to the caravan storage via high double gates leading to a vehicle canopy. To the side of the canopy is the site office which is over 250 sq. ft and has space for a number of desks, power and light and a timber floor with windows overlooking the vehicle canopy. There are further high gates leading onto the caravan storage site itself. The bulk of the 7 acres of the site is devoted to storage for up to 300 units in three areas all connected by track and with some covered storage as well. We have been informed by the current owners that about 280 of the spaces are taken and the site is producing approximately £80,000 in income.

### **SUMMARY**

The combined offer makes a very interesting proposition for buyers looking for a rural residential property with a ready-made income stream. Further income streams may be possible subject to any necessary permissions but such is the nature of the business that it may also suit someone with another job or who works in another role from home. It is all well maintained and ready for its next owner.

### **HEATING & INSULATION**

The property has LPG fired gas central heating and double glazing throughout.

### **SERVICES**

Mains electricity, LPG and water are connected to the property. Drainage is via a septic tank. None of the services or installations have been tested.

### **TENURE**

The property is freehold and offered with vacant possession on completion.

### **VIEWINGS**

Strictly by appointment with the agent's Beverley office. Tel: (01482) 866844.

### **COUNCIL TAX**

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'E' (verbal enquiries only).

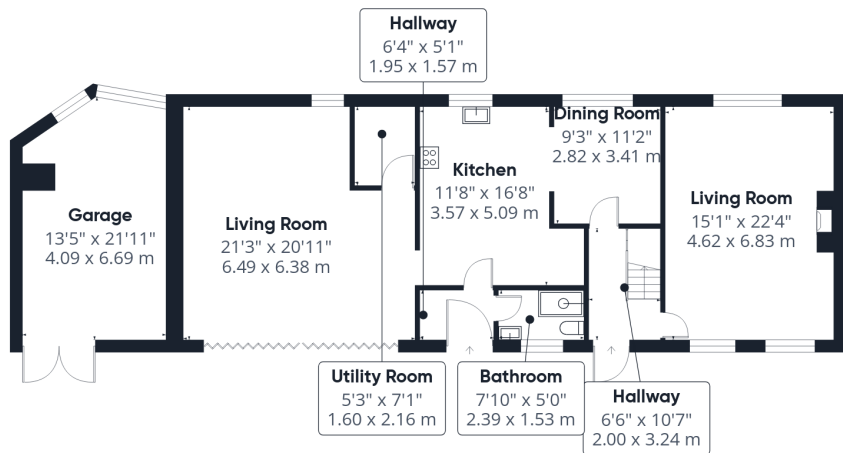
### **ENERGY PERFORMANCE RATING**

The energy efficiency rating is D(61).

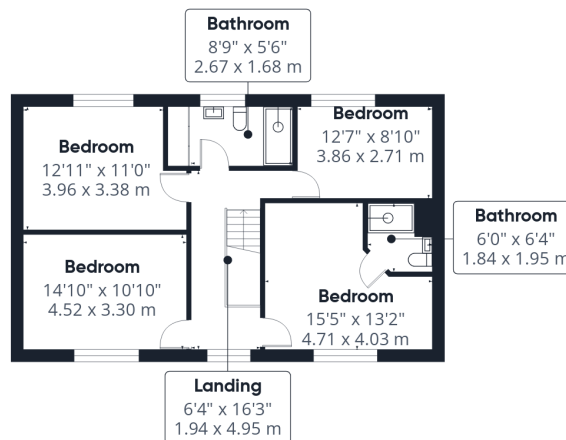
### **RATEABLE VALUE FOR MOORLANDS CARAVAN SITE**

£14,750 per annum.





Ground Floor Building 1

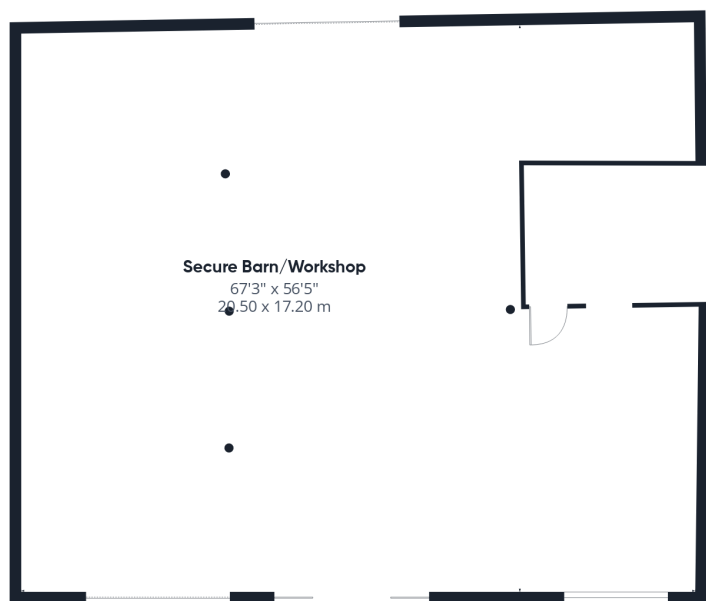


Floor 1 Building 1

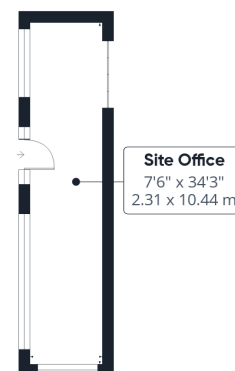
Approximate total area<sup>(1)</sup>

6085 ft<sup>2</sup>

565.3 m<sup>2</sup>



Ground Floor Building 2

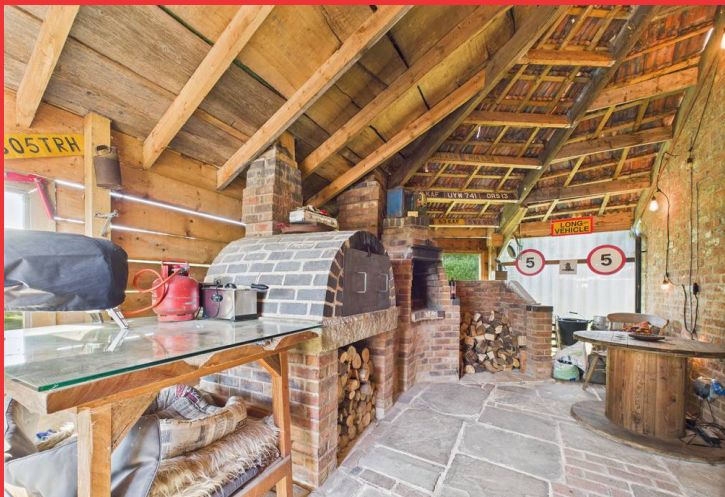


Ground Floor Building 3

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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12 MARKET PLACE, BEVERLEY | TEL: 01482 866844 | [www.dee-atkinson-harrison.co.uk](http://www.dee-atkinson-harrison.co.uk)