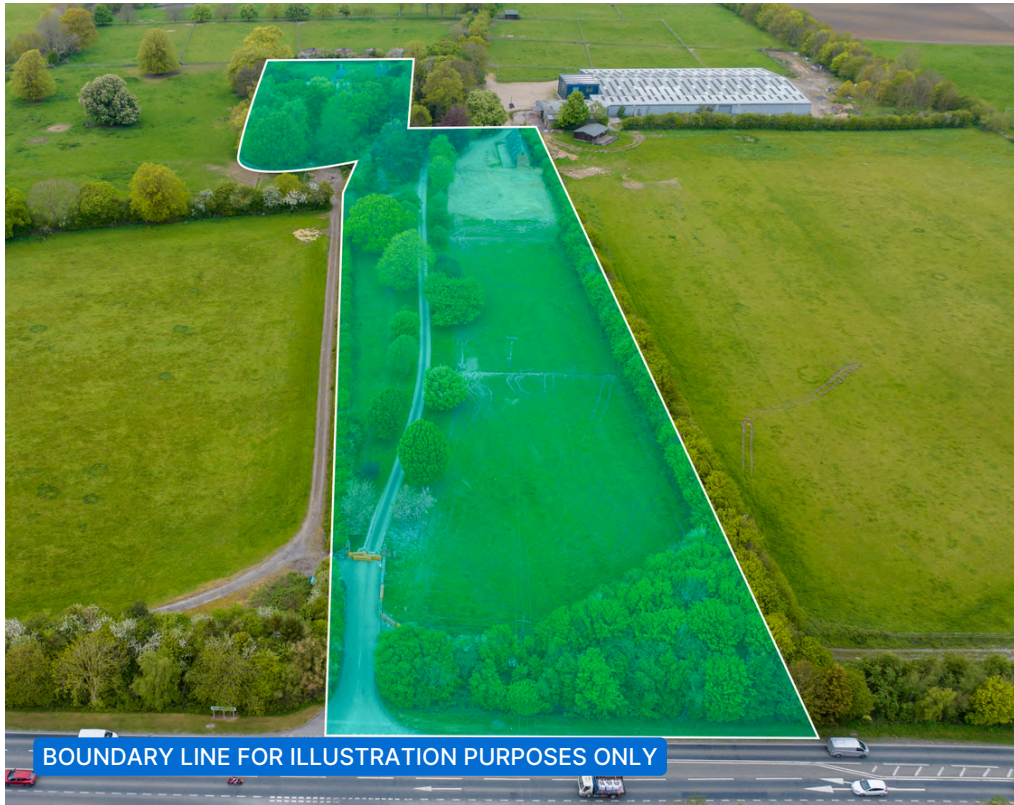


# The Tickton Hall Estate

TICKTON, BEVERLEY, EAST YORKSHIRE HU17 9RX

**WATLING**  
REAL ESTATE



## Freehold For Sale with Significant Ransom Position

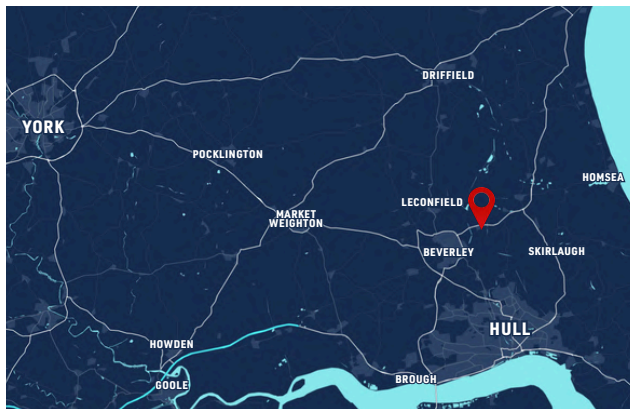
An exciting and rare opportunity to acquire a 6.4 acre Country Estate with numerous opportunities to add significant value

## Location

Situated in the picturesque village of Tickton, Tickton Hall enjoys an attractive semi-rural setting 3 miles east of the historic market town of Beverley, renowned for its Georgian architecture, racecourse and Beverley Minster.

The surrounding area offers an appealing blend of open countryside and well-served local communities, with nearby villages including Routh, Leven and Skirlaugh, all contributing to the area's strong village character.

The property is conveniently positioned for access to the wider East Yorkshire region, with the city of Kingston upon Hull approximately 10 miles to the south, offering extensive shopping, leisure and mainline rail connections. The Yorkshire coast is also within easy reach, with popular seaside destinations such as Hornsea and Bridlington accessible by road, while the surrounding countryside provides an abundance of leisure opportunities.



## Highlights

- Tickton Hall, a 4,000 sq ft / 5 bedrooled principal dwelling, in need of refurbishment and modernisation
- Ownership of the driveway to the adjoining Beverley Polo Club creating a ransom position
- Several ancillary residential properties and associated buildings, in need of refurbishment
- Extensive grounds providing further opportunities for longer term development
- Offers invited. Conditional offers would also be considered for all or part of the property

## Description

**The Tickton Hall Estate is a picturesque country estate set within a private rural setting on the fringes of the attractive market town of Beverley.**

Situated within 6.4 acre grounds, Tickton Hall provides an opportunity to acquire a substantial country house with numerous opportunities to add value via refurbishment and redevelopment of the Hall and several additional buildings including a Cottage and Lodge.

Approached via a long treelined driveway the Hall sits at the centre of its gardens and grounds. The driveway also provides exclusive vehicle access to the adjoining freehold property, previously trading as Beverley Polo Club.

Fixed Charge Receivers have been appointed over the freehold property previously occupied by the Polo Club. The property provides an extensive arrangement of Equestrian Facilities and Offices situated on 80 acres of paddock land. An opportunity exists for the purchaser of The Tickton Hall Estate to realise the full value potential by acquiring the adjoining freehold property or reaching a commercial arrangement to grant a legal right of way for access.

## Tickton Hall

**Tickton Hall dates from the early nineteenth century and has been subsequently enlarged and extended to provide 5 bedroom accommodation, with 3 bathrooms, a farmhouse kitchen, 2 large reception rooms, and a large orangery. Whilst the property has recently been used as a family home it is now in need of refurbishment to restore the Hall to its former grandeur.**

The kitchen is handmade in solid wood with a range of appliances, gas-fired Aga and a Butler sink. The south facing Orangery provides a statement living accommodation flowing onto the garden. The staircase rises to an impressive galleried landing on the first floor which is currently arranged as five large bedrooms and two bathrooms. The two upper floors combine to offer versatile accommodation extending to over 4,000 sq ft.

The gardens, grounds and outbuildings wrap around the house with the formal garden to the South side providing a private wooded setting and a swimming pool.



## The Cottage

The self-contained, two-storey brick built detached cottage is situated to the North East boundary of the Estate. Previously utilised as a holiday let the cottage provides a kitchen, lounge/dining room and bathroom at ground floor level and 2 bedrooms at first floor level, extending to 698 sq ft. The cottage benefits from a self contained garden.

## The Lodge

Situated adjacent to the The Cottage, The Lodge is a detached single storey timber clad building of 804 sq ft. Internally the Lodge provides a lounge, kitchen, bathroom and 3 bedrooms.

## Stables, Garden and Grounds

Along the eastern boundary of the property is a two storey brick built detached stable block providing accommodation for 5 horses. The gardens, grounds and outbuildings wrap around the house with the formal gardens on three sides and extending to six acres.



The Cottage



The Lodge



Stables, Garden and Grounds

## Further Information

### GUIDE PRICE

Offers are sought in the region of £2,000,000.

### EPC

Further information and certification is available upon request.

### VAT

VAT is not applicable on the purchase price.

### TENURE

The property is owned freehold. The adjoining freehold property does not benefit from a legal right of way over the driveway.

### LEGAL COSTS

Each party is responsible for their own legal costs incurred throughout the transaction.

### IDENTITY CHECKS/AML

The Money Laundering Regulations require us to conduct checks upon all prospective parties. Prospective parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

### VIEWINGS

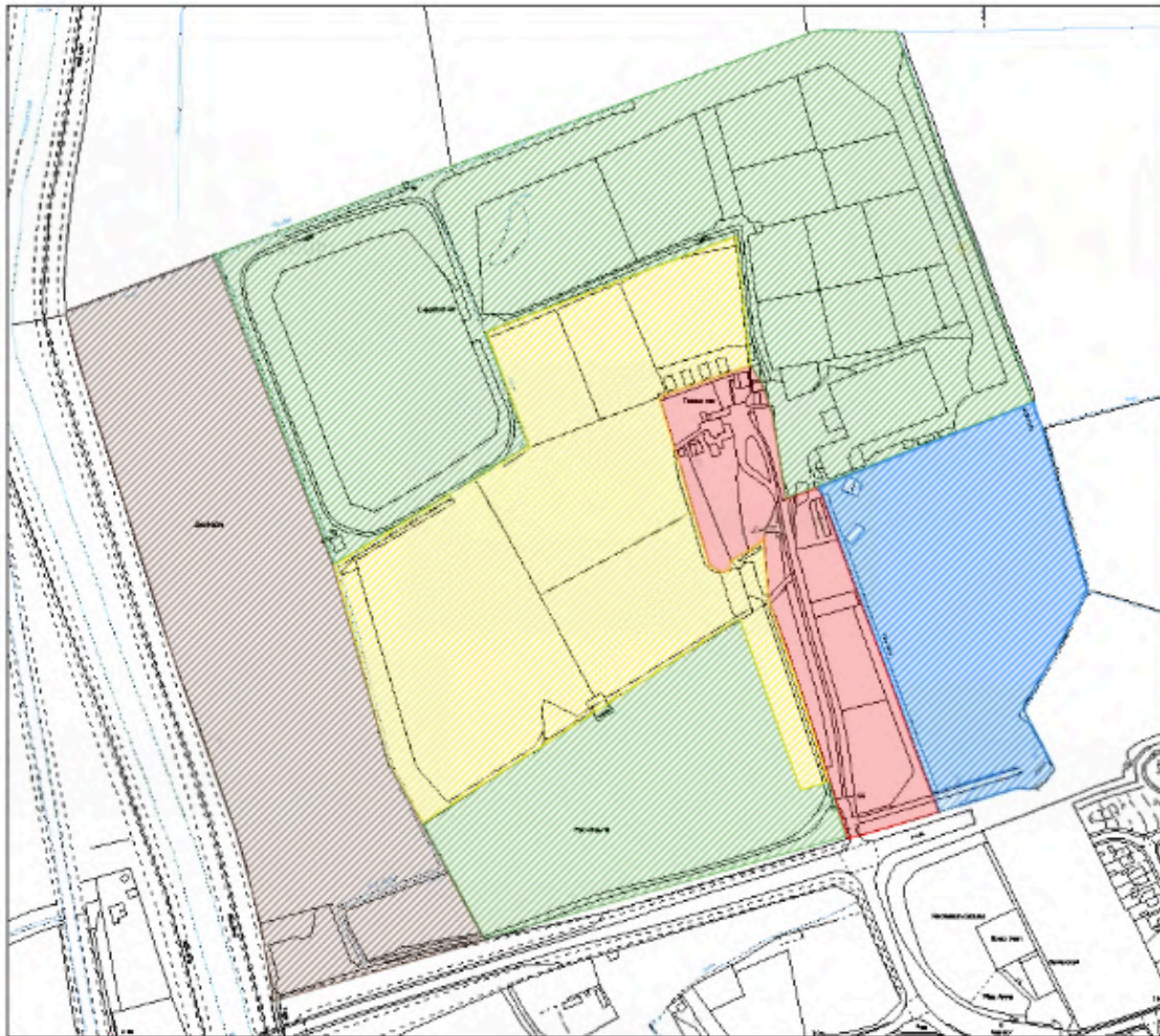
Strictly via the sole agent, Watling Real Estate.



# Aerial Footage



# Illustrative Lender Plan



Key	Title No.	Lender(s)	Acres
	YEA48798	Abrate Assets Limited	9.473
	HS260002	1. Beverley Building Society 2. Abrate Assets Limited 3. Huddle SPV 1 Limited	40.103
	HS225467	Handelsbanken	6.407
	HS258834	1. Beverley Building Society 2. Abrate Assets Limited	19.155
	HS155940	Beverley Building Society	18.068
		<b>Total</b>	<b>93.206</b>

# WATLING

REAL ESTATE

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Property Reference: 223156



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