



# Dee Atkinson & Harrison

CHARTERED SURVEYORS

Coneygarth Hill Farm, North Frodingham, East Yorkshire

# Coneygarth Hill Farm, North Frodingham, East Yorkshire, YO25 8JF

**Ring fenced grass farm with an excellent range of farm buildings, traditional farmhouse and a recently converted annexe.**

Drifffield 7 miles | Beverley 13 miles | Kingston upon Hull 18 miles | York 36 miles (All distances are approximate)

- Traditional Farmhouse (3 Bed);
- Attached interconnecting Annexe (2 Bed);
- Extensive range of modern livestock and general purpose buildings;
- Slurry store for dirty water;
- Productive grassland divided into large fields;
- Annual income of £14,072 from an Environmental Stewardship Scheme.

**Extending to approximately 143.58 acres (58.11 hectares) in total**

**FOR SALE BY PRIVATE TREATY AS A WHOLE**

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**Coneygarth Hill Farm consists of a well-equipped former dairy farm, currently operated to a high standard as a mixed livestock unit.**

**The property is well suited to a family farming enterprise with two dwellings and useful additional income from an Environmental Stewardship Scheme**

### LOCATION

Coneygarth Hill Farm is located to the south east of Driffield within the "Holderness" area of East Yorkshire, with the Yorkshire Wolds to the north and within 7 miles of the east coast. East Yorkshire is a rural county, heavily associated with agriculture. The

area is well supported by agricultural suppliers and merchants with livestock markets located at Kingston upon Hull, Selby, York and Malton.

Access to Coneygarth Hill Farm is gained from 'Frodingham Road' which connects the villages of North Frodingham and Brandesburton, with a main driveway leading to the farmstead and land. The market towns of Driffield and Beverley are within easy travelling distance and provide an excellent range of services and amenities.

### CONEYGARTH HILL FARM

Extending to 143.58 acres (58.11 ha), Coneygarth Hill Farm provides an excellent opportunity to purchase a versatile grass farm, benefitting from a modern range of farm buildings well

suited to livestock production or general purpose use. The land is fertile, flat and laid out in regular shaped fields with good access to the farm buildings for livestock, allowing the farm to be managed efficiently.

The farm lends itself to a family farming operation with the benefit of a main farmhouse and adjoining annexe, which has been designed to be easily reincorporated into the main dwelling, if preferred. In addition to the farming enterprises operated and Basic Payment Scheme subsidies, the income earning potential of the farm is enhanced by a valuable annual income from an Environmental Stewardship Scheme.



### THE FARMHOUSE

Constructed of brick under a tiled roof with UPVC double glazed windows, the original farmhouse is located immediately adjacent to the farm buildings. An orchard garden adjoins the western elevation with a decked area and parking to the north elevation. The property is in need of updating and modernisation internally and could be occupied as the main farmhouse or used as a residential/holiday let (subject to consent).

### THE ANNEXE

Adjoining the eastern elevation of the farmhouse, the annexe was converted in 2014 from a traditional brick and tile range. The work was completed to a high standard with double glazed hardwood windows and doors, beamed ceilings, granite worktops, stone flagged floors, Canadian redwood floorboards and quality fittings. The annexe provides flexible accommodation as a separate dwelling or can be integrated into the farmhouse via lockable connecting doors on the ground and first floors.

## FARM BUILDINGS

As a former dairy farm, Coneygarth Hill Farm benefits from good infrastructure. The farm buildings are modern, with high eaves and arranged around a useful yard area with slurry/dirty water transferred to a 'Permastore' slurry store.

## FARM BUILDINGS SCHEDULE

Building Number	Description
1	<b>The Farmhouse</b>
2	<b>The Annexe</b>
3	<b>Fold Yard</b> (27'x 22') Timber frame. Concrete floor. Enclosed with block walls.
4	<b>Former Parlour</b> (61' x 27' 6") Steel and timber frame with a partially concreted floor. Filled parlour pit.
5a	<b>Covered Yard</b> (75' x 16') Timber framed lean-to. Enclosed with block walls. Concrete Floor.
5b	<b>Covered Yard</b> (75' x 30') Concrete floor. Enclosed with block walls.
6	<b>Livestock Building</b> (105' x 60') Steel portal frame. Enclosed with block walls with Yorkshire Boarding above. Concrete floor.
7	<b>Livestock Yard</b> (75'x 54') Timber portal frame with full length lean-to on one side. Enclosed with block walls. Concrete floor.
8	<b>Covered Yard</b> (75' x 30') Steel portal framed lean-to. Enclosed with concrete block walls. Concrete floor.
9	<b>General Purpose Building</b> (90' x 40') Steel portal frame enclosed with block walls with Yorkshire Boarding above. Concrete floor.
10	<b>Straw Shed</b> (90' x 60') Steel portal frame with high eaves and separated from Building 9 by a block wall. Enclosed on the south side with Yorkshire Boarding. Open on the north and east sides.
11	<b>Nissen Hut/Workshop</b> (60' x 16') Housing the electric meters. Concrete floor.

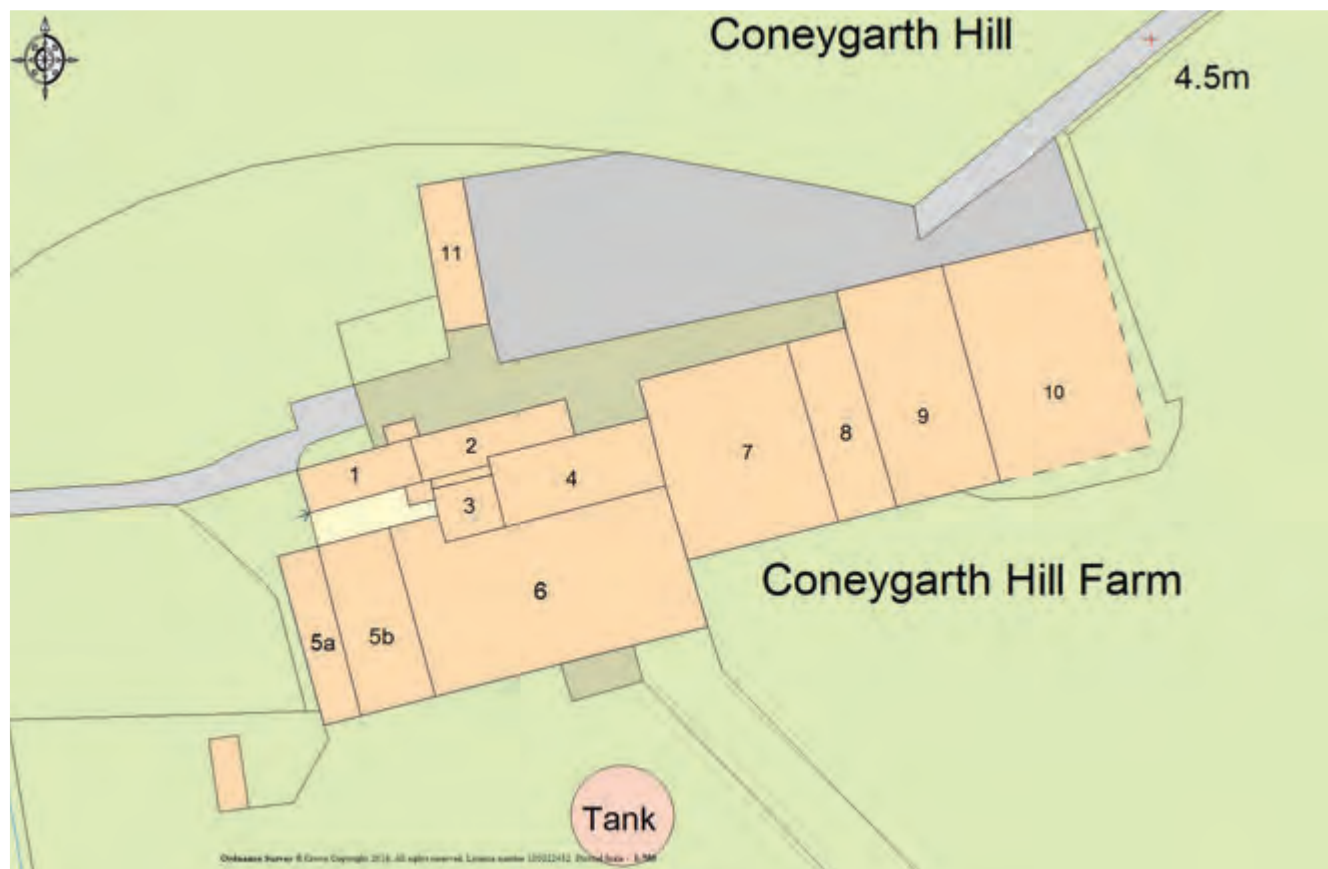
## LAND

The land is generally flat and consists of productive grassland, mainly classified as Grade 3 with soils ranging from loamy, marine alluvium to peaty soils, classified within the "Downholland 3" and "Holderness" series.

The land is fenced, watered and well laid out in regular shaped fields with good access to the centrally located farmstead. The "Downholland 3" and "Holderness" soil series are described as being suitable for grassland, cereals, roots and field vegetables. Recently the land has all been cropped with grass, although arable crops have been grown at Coneygarth Hill Farm in the past.

## AREA SCHEDULE

Map Sheet	NG Number	RPA RLR Gross Area		Description
		Acres	Hectares	
TA0851	9790	17.00	6.88	Permanent Grass
TA0951	2290	17.74	7.18	Permanent Grass
TA0951	0170	4.13	1.67	Permanent Grass
TA0951	2777	6.50	2.63	Permanent Grass
TA0951	1269	1.80	0.73	Permanent Grass
TA0951	3255	17.52	7.09	Permanent Grass
TA0951	5482	16.28	6.59	Permanent Grass
TA0951	5962	14.93	6.04	Permanent Grass
TA0951	8885	28.54	11.55	Permanent Grass
TA0951	1346	15.86	6.42	Permanent Grass
TA0951	Estimated from OS Promap	Est. 1.86	Est. 0.75	Farmstead & Paddock
		Est. 1.42	Est. 0.58	Tracks/Misc.
<b>TOTAL</b>		<b>143.58</b>	<b>58.11</b>	



## ENVIRONMENTAL STEWARDSHIP SCHEME

Coneygarth Hill Farm is entered into a Higher Level Stewardship Scheme which runs until 30th Jun 2020 producing an annual income of £14,072 per annum. The agreement includes certain management prescriptions summarised in the table below with the stocking rate capped at 2 LSU/Ha. A copy of the agreement is available for inspection by appointment. The purchaser(s) will be required to take over the agreement on completion and indemnify the vendor against any future breaches of the scheme rules.

	Scheme Option	Length/Area
EB1	Hedgerow management (Both Sides)	290m
EB2	Hedgerow management (One Side)	220m
EB3	Hedgerow management for landscape & wildlife	50m
EB6	Ditch management	80m
EB7	Half ditch management	485m
EB10	Combined hedge & ditch management	100m
EK3	Permanent grassland with very low inputs	9.22 Ha
HK10	Maintenance of wet grassland for wintering waders & wildfowl	35.74 Ha
HK14	Creation of wet grassland for wintering waders & wildfowl	11.42 Ha

## FARMING SYSTEM

Coneygarth Hill Farm is currently operated as a mixed livestock unit, supporting a suckler herd of 100 head with followers and a sheep enterprise with the land producing useful crops of silage and aftermath grazing. The farm has historically been operated as a dairy and arable unit and the buildings could also be utilised for housing pigs on a "bed and breakfast" basis, providing a valuable income with good access to straw locally.

## GENERAL INFORMATION

### Method of Sale

Coneygarth Hill Farm is offered for sale by private treaty as a whole. The vendor reserves the right to conclude the sale by any other means at his discretion. Interested parties are required to register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

### Tenure

The property is offered for sale freehold with vacant possession available on completion. Holdover may be required, depending on the completion date, to facilitate the transfer of the livestock enterprises.

## Fixtures & Fittings

The 'Everhot' cooking range in the annexe kitchen and external free standing feed bins are specifically excluded from the sale.

## Ingoing Payment

In addition to the purchase price the purchaser(s) will be required to pay an ingoing valuation for any growing crops, acts of husbandry (if any) and deadstock including fertilisers, sprays, silage, hay, straw, fuel and feed. The value of the ingoing payment will be set by Dee Atkinson & Harrison.

## Basic Payment Scheme

The farmland is registered with the Rural Payments Agency and has been used to claim Basic Payment entitlements. Based on the RPA 2016 Claim Form 140.28 Acres (56.769 Ha) is eligible for claiming entitlements and the sale includes entitlements.

## Services

The property is connected to mains electricity (single phase) with water sourced from a private bore-hole. Domestic drainage is to a septic tank. Central heating and hot water are supplied to the farmhouse and annexe via independent multi-fuel stoves, with separate immersion heaters for summer use.

## Outgoings

Drainage rates are payable to Beverley & North Holderness IDB and amounted to £452.95 for 2016/17. The farmhouse and annexe are classified within Council Tax Band C - £1,378.13 in 2016/17.

## Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA. T: 01482 887700

## Heavy Goods Vehicle (HGV) Licence

Coneygarth Hill Farm is currently used as a base for an operator's licence for two HGVs.

## Sporting & Mineral Rights

In so far as they are owned, the sporting rights and mineral rights are included in the sale.

## Easements, Wayleaves and Rights of Way

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements or quasi-easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively. There are Public Footpaths crossing the farm from east to west between points 'A' and 'B', and north to south between points 'C' and 'D' – as shown on the enclosed plan. A conveyance dated 22nd February 1956 refers to

a conditional right being reserved over the stone farm road which runs through the farm for the conveyance of gravel, stone and material of all kinds from the adjoining land to the west over and through the farm to Frodingham Road. This right has not been exercised for over 30 years. The property also benefits from a vehicular access through Emmotland to the west.

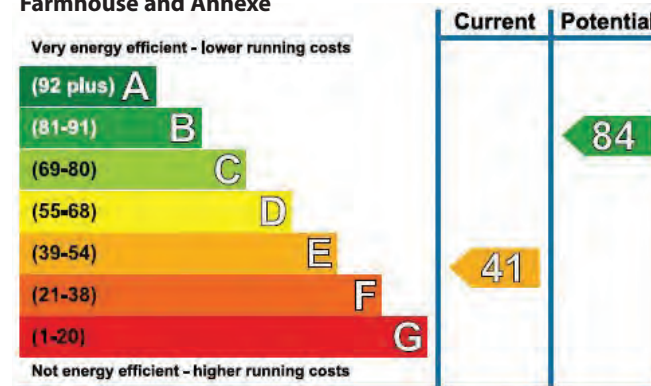
## Contaminated Land

The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee or warranties in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

## Viewing/Further Information

Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison. Please contact Oliver Stones on 01377 253151.

## Energy Performance Certificate Farmhouse and Annexe



## Plans, Areas, Schedules and Information

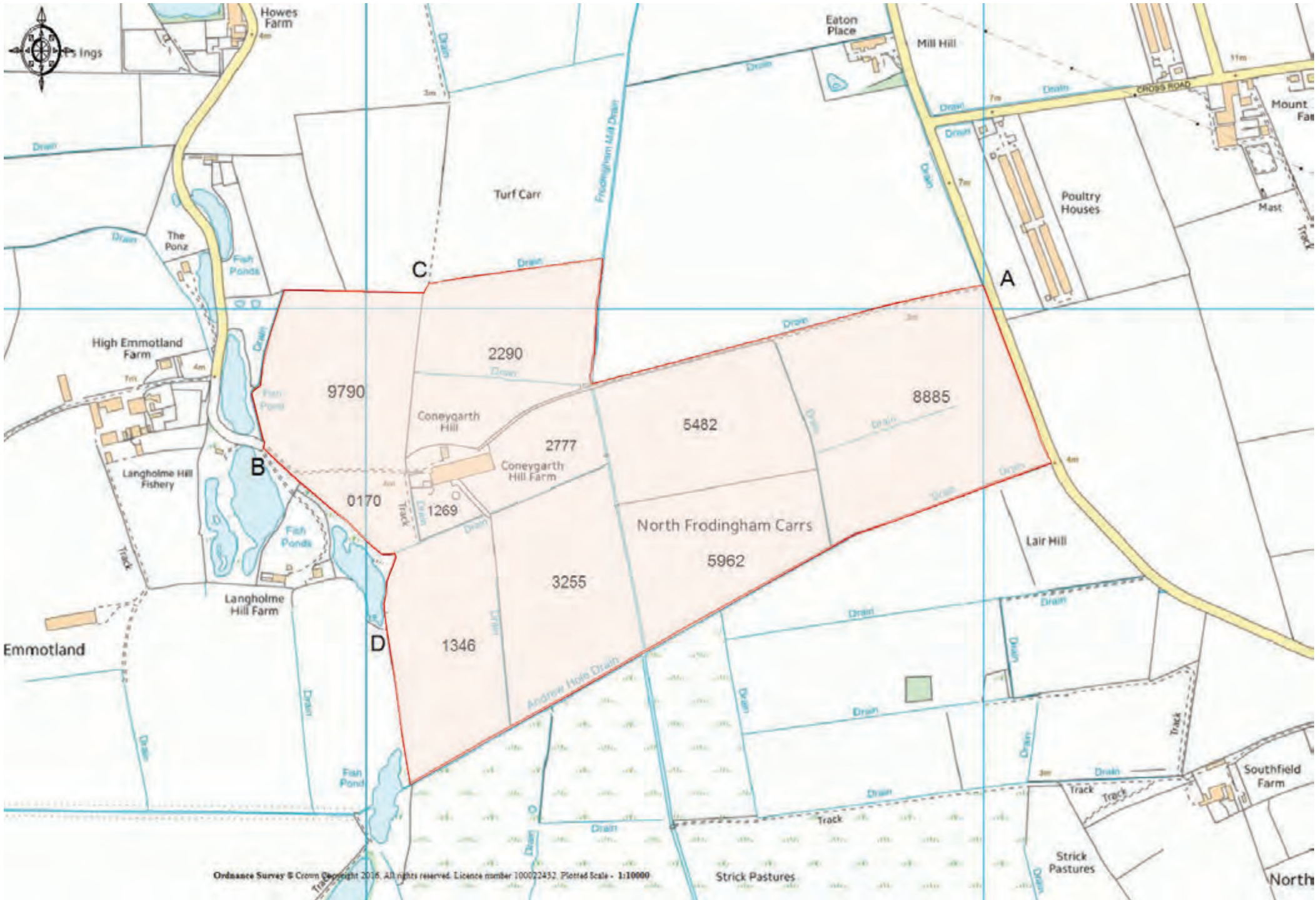
The plan provided in these sale particulars is for guidance only. It is the responsibility of the purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in October 2016. The photographs were taken in 2015 and 2016.

## DISCLAIMER

Dee Atkinson & Harrison for themselves and as Agents for the Vendor(s) of this property, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatsoever in relation to this property.









# Farmhouse

## Ground Floor

Approx. 76.4 sq. metres (822.5 sq. feet)



## First Floor

Approx. 59.6 sq. metres (641.7 sq. feet)



Total area: approx. 136.0 sq. metres (1464.3 sq. feet)

# Annexe

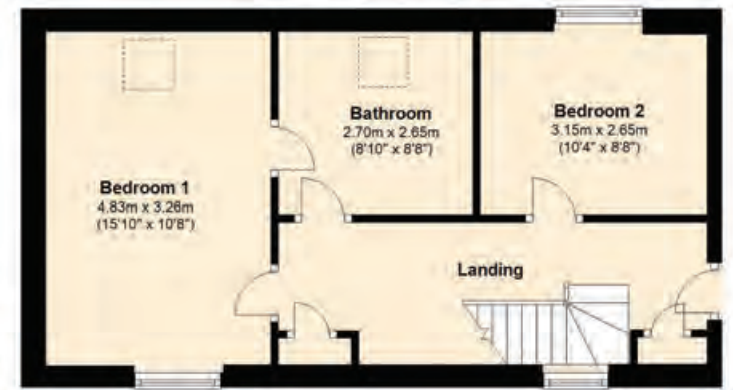
## Ground Floor

Approx. 76.8 sq. metres (824.9 sq. feet)



## First Floor

Approx. 45.0 sq. metres (484.0 sq. feet)



Total area: approx. 121.6 sq. metres (1308.9 sq. feet)

