

**HALLYTREEHOLME FARM, HEMPHOLME
DRIFFIELD, EAST YORKSHIRE
81.39 ACRES (32.94 HECTARES)**



Stephenson
Est 1871 & son

HALLYTREEHOLME FARM, HEMPEHOLME, DRIFFIELD

Foreword:

Hallytreeholme Farm is a desirable small mainly arable farm comprising 4 bedroom farmhouse, traditional farm buildings and 55.26 acres (22.36 hectares) of arable land and 17.91 acres (7.25 hectares) of permanent pasture.

If required, Lot 2 provides a further 79.81 acres (32.30 hectares) of arable land, which will be made available to the purchaser of Lot 1 on a 5 year Farm Business Tenancy.

THE FARMHOUSE:

A detached four bedroom house of brick construction with concrete tiles over.

The accommodation comprises;

GROUND FLOOR:

Entrance Hall UPVC entrance door, understairs cupboard

Staircase to first floor

Living Room 15'0 x 14'0 (4.56m x 4.27m)
Open fire, radiator.

Dining Room 17'0 x 14'5 (5.17m x 4.39m)
Open fire.

Dairy 22'3 x 8'0 (6.77m x 2.45m)

Sitting Room 14'9 x 14'0 (4.49m x 4.27m)
Open fire.

Kitchen 14'5 x 12'10 (4.39m x 3.92m)
Fitted units.

WC WC.

FIRST FLOOR:

Hall Landing

Bedroom One 15'0 x 14'0 (4.56m x 4.27m)
Double bedroom.

Bedroom Two 14'10 x 14'1 (4.51m x 4.28m)
Double bedroom.

Bedroom Three 14'4 x 13'2 (4.38m x 14.01m)
Double bedroom.

Bathroom WC, bath and wash hand basin.

Bedroom Four 10'10 x 9'1 (3.30m x 2.77m)
Double bedroom.

Boxroom Over Dairy.

TO THE OUTSIDE:

Gravel parking area to the north of the farmhouse and vegetable gardens to the south.

THE FARM BUILDINGS:

There are a range of dilapidated traditional farm building of brick construction with pantile/slate over, together with dutch barn and covered yard.

THE LAND:

The land is a fertile soil which has grown potatoes in recent years.

All the land is classified as Grade 3 and the soil is described as falling within the Downholland 3 Series being 'deep stoneless clay soils with a peaty humose surface horizon, some deep peat, some humose sandy soils over gravel, flat land with groundwater controlled by ditches' and suitable for growing cereals, potatoes and some stock rearing.

GENERAL INFORMATION:

Location:

Hallytreeholme Farm (YO25 8NA) is situate between the villages of Hempholme and Bursill being 3 miles north east of Brandesburton, 12 miles north east of Beverley, 13 miles south east of Driffield, 18 miles north of Hull and 40 miles east of York. The farm is accessed via Hallytreeholme Road.

Directions from Brandesburton:

Heading north along Main Street, turn left onto Mill Lane and leave the village. Continue along Mill Lane for approximately 1.8 miles. Turn left off Mill Lane onto Hallytreeholme Road. The Homestead is located at the end of this Road.

Tenure:

Lot 1 will be assigned to the purchaser by a sub-lease on the terms of the existing lease dated the 26th November 1565 and was for a term of 700 years at a rent of £6 13s. 4d. per annum. The unexpired remaining term is 248 years.

The annual rent is £6.67 payable to the Crown Estate Commissioners for Lots 1 & 2.

Lot 2 is available if required on a 5 Year Farm Business Tenancy.

Services:

Mains water and electricity are installed to the house. The house benefits from oil fired central heating and septic tank drainage. The electricity supply to the holding is split phase.

Basic Payment Scheme:

All the farmed land is registered with the Rural Payments Agency for the Basic Payment Scheme. The Entitlements will be transferred for the 2017 season at a fixed cost of £175/ Ha to the Purchasers with the costs of transfer payable by the Purchasers.

Environmental Stewardship:

The land is not currently in any Stewardship Scheme.

Nitrate Vulnerable Zone:

The land falls within a Nitrate Vulnerable Zone.

Outgoings:

Drainage rates are payable to the Beverley and North Holderness IDB.

Council Tax is payable on the farmhouse which is in Band D.

Sporting and Mineral Rights:

The Sporting and Mineral Rights are included in the sale, insofar as they are owned.

Rights of Way, Wayleaves and Easements:

The property is sold subject to any rights of way, wayleaves or easements there may be. There is a public right of way running from the homestead across the south east boundary of NG4724 and diagonally from north to south through NG6299 (as shown green on the attached plan).

There is a Yorkshire Water main across NG4724, NG2296 and NG2515.

Energy Efficiency Rating (EPC): F

Viewing:

Strictly by appointment with the Agents. Please note that if you have downloaded the particulars from our website you must contact our office staff to register your interest to ensure that you are kept up to date with the progress of the sale.

Please also register at www.stephenson.co.uk for regular email updates for this property and other available properties.

Local Authority:

East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU17 9BA. Telephone: 01482 393939.

Vendors Solicitors:

Williamsons Solicitors, Times House, Mill Street, Driffield, YO25 6TN. Telephone: 01377 252022.

Health and Safety:

Interested parties are reminded to be as vigilant as possible when viewing the property and mindful of any potential hazards. We ask that you keep away from machinery and **do not enter the dilapidated farm buildings or climb on any structures.**

Agents Contact:

Stephenson and Son, York Auction Centre, Murton, York, YO19 5GF. Tel: 01904 489731. Website: www.stephenson.co.uk.

For further information and negotiation please contact:

Bill Smith FRICS FAAV Tel: 07894 697759 Email: wrs@stephenson.co.uk.

Method of Sale:

The property is offered for sale by Private Treaty.

Guide Price:

Offers are invited in the region of the following:-

Lot 1: £900,000

Lot 2: Fixed Rent £12,000 per annum.

Lot I Schedule of Land:

NG Number	Total Field Area (Ha)	Total Field Area (Ac)	BPS Eligible Area (Ha)	CROPPING				
				2016	2015	2014	2013	2012
LOT I								
0733	5.36	13.24	5.36	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
4724	10.14	25.06	10.09	Winter Wheat	Winter Wheat	Potatoes	Oilseed Rape	Winter Wheat
5596	1.46	3.61	1.46	Potatoes	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
4199	3.65	9.02	3.65	Potatoes	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
2296	7.11	17.57	7.11	Potatoes	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
0690	2.26	5.58	0.00	Woodland	Woodland	Woodland	Woodland	Woodland
1513	0.23	0.57	0.23	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
2515	0.42	1.04	0.42	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
3107	0.36	0.89	0.36	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture	Permanent Pasture
0129	0.88	2.17	0.88	Permanent Pasture (Riverbank)	Permanent Pasture (Riverbank)	Permanent Pasture (Riverbank)	Permanent Pasture (Riverbank)	Permanent Pasture (Riverbank)
0599	0.59	1.46	0.00	Riverbank				
3011	0.22	0.54	0.00	Homestead				
1915	0.13	0.32	0.00	Pond				
5899	0.13	0.32	0.00	Road				
TOTAL AREAS	32.94	81.39	29.56					

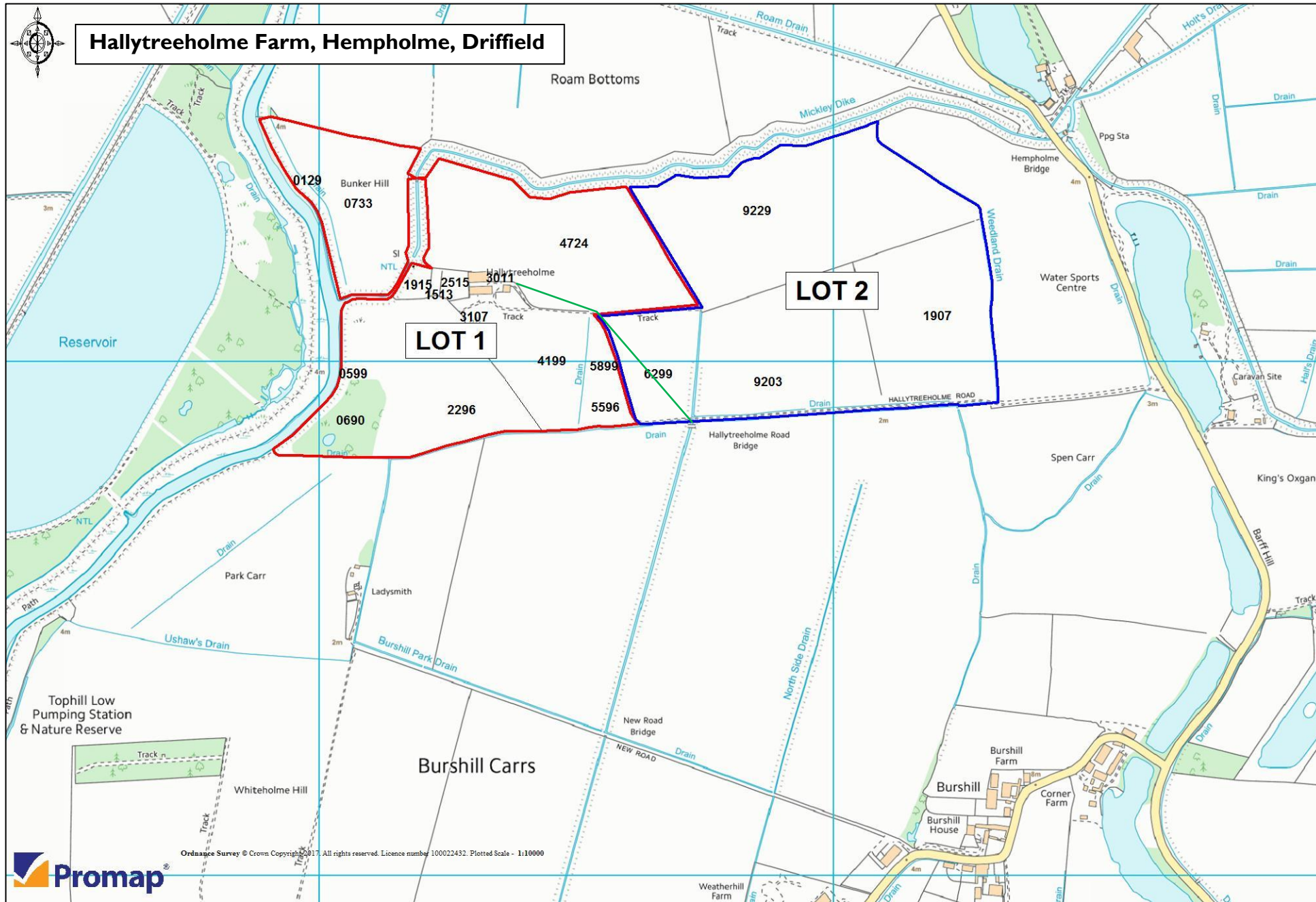
Lot 2 Schedule of Land:

NG Number	Total Field Area (Ha)	Total Field Area (Ac)	Eligible Area (Ha)	CROPPING				
				2016	2015	2014	2013	2012
LOT 2								
9229	13.16	32.52	13.11	Winter Wheat/ Spring Oats	Potatoes	Winter Wheat	Oilseed Rape	Winter Wheat
1907	7.70	19.03	7.70	Potatoes	Winter Wheat	Oilseed Rape	Spring Barley	Winter Wheat
9203	8.14	20.11	8.14	Potatoes	Winter Wheat	Oilseed Rape	Winter Wheat	Winter Wheat
6299	3.30	8.15	3.30	Potatoes	Winter Wheat	Winter Wheat	Oilseed Rape	Winter Wheat
TOTAL AREAS	32.3	79.81	32.25					





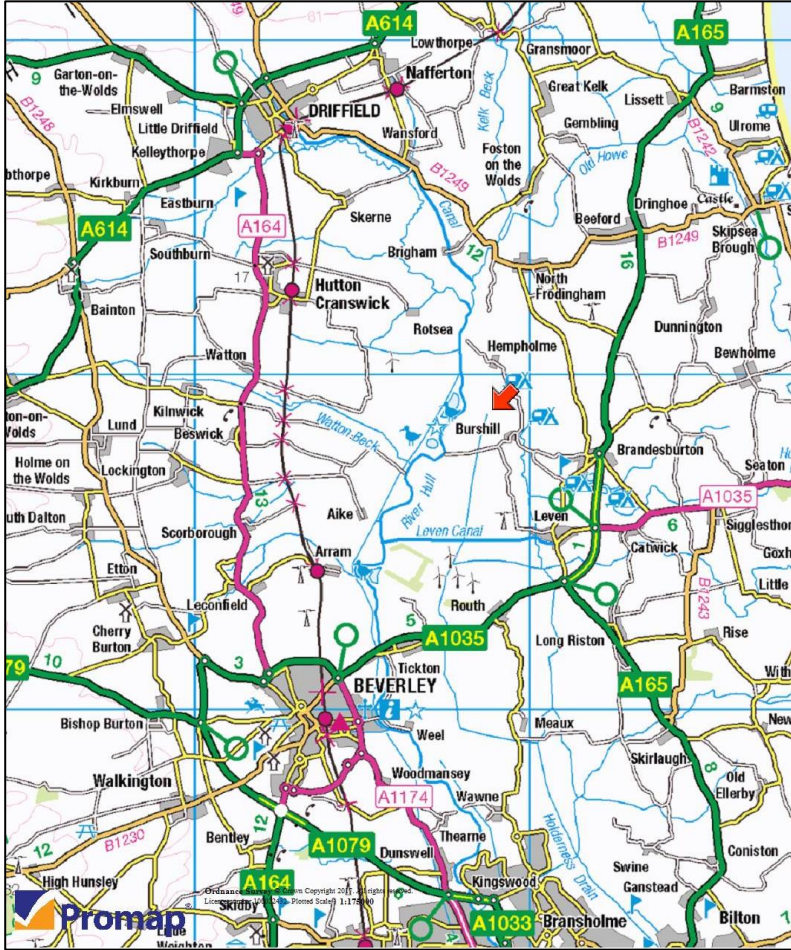
Hallytreeholme Farm, Hempholme, Driffield



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NOT TO SCALE FOR IDENTIFICATION ONLY

LOCATION PLAN



FLOOR PLAN



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2365 SQ FT / 219.78 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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