



Dee Atkinson & Harrison

CHARTERED SURVEYORS

Great Houndales Farm, Nafferton, **East Yorkshire**

Great Houndales Farm, Nafferton, East Yorkshire, YO25 4LF

A quality arable farm located on the southern edge of the Yorkshire Wolds.

4 Bedroom farmhouse.

Modern and traditional farm buildings.

299 acres of Grade II arable land.

In all around 305 acres.

Driffield 2 miles | Bridlington 10 miles | Beverley 16 miles | York 31 miles

For Sale by Private Treaty as a Whole or in 3 Lots



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DESCRIPTION

Great Houndales Farm is a highly productive arable holding extending to 305.37 acres (123.58 hectares) or thereabouts located on the southern edge of the Yorkshire Wolds.

The farm includes a well proportioned 4 bedroom farmhouse, a range of traditional and modern farm buildings and 298.70 acres (120.88 hectares) of Grade II quality arable land.

The deep calcareous wold soils on the holding are regarded as some of the best soils on the Yorkshire Wolds.

The property comes to the market for sale following the retirement of the present Tenant.

LOCATION

Great Houndales Farm is conveniently situated off the A614 Driffield By-Pass between the Market Town of Driffield and the village of Nafferton in East Yorkshire. Both Driffield and Nafferton provide a good range of services and amenities. The attractive Georgian Market Town of Beverley lies some 16 miles to the south with the City of York some 31 miles to the west.

Lot 1 and Lot 2 are well located either side of the A614 road. Lot 3 is located to the west of Nafferton village with extensive road frontage to and access from "Markman Lane".

LOT 1 Great Houndales Farm: Farmhouse, Steading and 248.32 acres of Arable Land. In all around 254.98 acres in total (edged red on the plan)

THE FARMHOUSE

A detached and spacious 4 bedroom farmhouse constructed of brick (rendered) under a slate roof extending in all to over 3,250 sq ft. The property is maintained to a good standard by the present Tenant and has benefitted from the installation of UPVC double glazing and oil fired central heating. The accommodation comprises:

GROUND FLOOR

Reception Hall (6.31m x 4.14m)

Main staircase leading to first floor. Doors off to dining room, sitting room and kitchen.

Sitting Room (5.36m x 5.14m)

Open fireplace and dual aspect south facing windows.



Kitchen/Breakfast Room (6.27m x 4.40m)

Fitted with base and wall units. Wood burning stove. Plumbing for dishwasher. Pantry off with door leading to Cellar.

Conservatory (2.78m x 1.59m)

South facing with tiled floor.

Dining Room (4.19m x 4.18m)

Radiator.

Study (3.64m x 2.11m)

Built in cupboard.

Back Kitchen (4.30m x 3.95m)

Fitted wall and floor units. Tiled floor. Plumbing for washing machine. Boiler.

Downstairs WC

Second staircase



FIRST FLOOR

A spacious landing gives onto 4 good sized double bedrooms and 2 bathrooms as follows:

Master Bedroom (5.42m x 4.27m)

South facing. Fitted wardrobes.

Bedroom 2 (4.32m x 4.31m)

Double.

Bedroom 3 (4.41m x 3.96m)

Double.

Bedroom 4 (4.19m x 4.16m)

Double.

Principal Bathroom

Bath, dual wash hand basins, WC, bidet. Fully tiled walk-in shower and airing cupboard.

Second Bathroom

WC, bath, wash hand basin.

EXTERIOR AND GARDENS

The farmhouse is approached from a tarmac entrance drive off the A614 and stands within attractive and well maintained gardens extending to around 0.6 acres or thereabouts which provide a good degree of amenity. In the rear garden there is a useful outbuilding comprising store and dog kennels and to the west of the farmhouse a traditional range used as a double garage.



FARM BUILDINGS

A useful range of modern and traditional farm buildings located to the west of the farmhouse. The buildings are shown on the plan included with these details and comprise:

| Building Number | Description |
|-----------------|---|
| 1 | The Farmhouse |
| 2 | Traditional Barn (Used as Domestic Garage) (13.96 m x 7.56m) Brick construction under pitched tiled roof with cobbled floor. |
| 3a | Traditional Range (9.00m x 6.38m) Brick construction under a pantile roof with concrete floor. Granary above. |
| 3b | Traditional Range (9.16m x 6.38m) Brick construction under a pantile roof with concrete floor. Former milking parlour. Granary above. |
| 3c | Traditional Range (8.49m x 6.60m) Brick construction under a pantile roof with concrete floor. Re-roofed in 2017. |
| 3d | Traditional Range (12.49m x 4.54m) Brick construction under a pantile roof with granary above. Re-roofed in 2017. |
| 4 | Covered Fold Yard (29.49m x 26.50m) Steel portal frame with asbestos cladding. Triple span. Concrete floor. |

| | |
|---|---|
| 5 | Wagon Shed (28.70m x 6.10m) Brick construction under a pantile roof. Open fronted. |
| 6 | 6 Bay Open Fronted Machinery Store (68.78m x 7.08m) Timber construction with asbestos mono pitch roof. Clad block wall and Yorkshire boarding. Part concrete floor. |
| 7 | General Purpose Building (22.58m x 8.74m) Steel portal frame under curved roof. Block wall with cladding above. Concrete floor. Adjoining Lean-to (22.58m x 7.80m). Timber frame with asbestos cladding. Concrete floor. |

| | |
|---|--|
| 8 | Grain Storage and Drying Facility (19.81m x 7.19m) Steel portal frame construction with asbestos roof and cladding. Steel sliding doors and roller shutter door to reception pit. Concrete floor. Housing No. 6 self-emptying Crittal grain bins (approx. 28t capacity) and dryer. |
| 9 | Former Silage Clamp |

In addition, located to the north of the holding there is a range of derelict farm buildings known as "Mowthorpe Buildings" comprising the site of a former farmhouse, a Dutch barn and a general purpose building. There are no services to the Mowthorpe buildings.



AREA AND CROPPING SCHEDULE

| Lot Number | Parcel ID | Area | | Description and Back Cropping | | | | |
|-------------------------------------|-------------|----------------------------------|-------------------------------|-------------------------------|---------------------|---------------------|---------------------|---------------------|
| | | Ordnance Survey/Promap Area (Ha) | Area (Ac) | 2017 | 2016 | 2015 | 2014 | 2013 |
| Lot 1 Great Houndales Farm | N/A | 1.16 est. | 2.87 est. | Farmhouse, Steading and Track | | | | |
| | TA0459 3293 | 8.87 | 21.92 | Vining Peas | Winter Wheat | Potatoes | Winter Wheat | Winter Oilseed Rape |
| | TA0459 4595 | 0.20 | 0.49 | | | Permanent Pasture | | |
| | TA0460 3713 | 4.39 | 10.85 | Winter Wheat | Vining Peas | Winter Wheat | Winter Oilseed Rape | Winter Wheat |
| | TA0460 5401 | 12.97 | 32.05 | Winter Wheat | Vining Peas | Winter Wheat | Winter Oilseed Rape | Winter Wheat |
| | TA0460 1347 | 6.06 | 14.97 | Vining Peas | Winter Wheat | Potatoes | Winter Wheat | Winter Oilseed Rape |
| | TA0460 3167 | 18.86 | 46.60 | Winter Wheat | Winter Oilseed Rape | Winter Wheat | Potatoes | Winter Wheat |
| | TA0460 3363 | 0.22 | 0.54 | | | Woodland | | |
| | TA0460 0479 | 5.94 | 14.68 | Vining Peas | Winter Wheat | Potatoes | Winter Wheat | Winter Oilseed Rape |
| | TA0460 0298 | 0.24 | 0.59 | | | Pit and Track | | |
| | TA0361 9611 | 9.17 | 22.66 | Winter Oilseed Rape | Winter Wheat | Vining Peas | Winter Wheat | Potatoes |
| | TA0361 8850 | 12.63 | 31.21 | Winter Oilseed Rape | Winter Wheat | Vining Peas | Winter Wheat | Potatoes |
| | TA0361 8225 | 0.38 | 0.94 | | | Mowthorpe Buildings | | |
| | TA0361 7144 | 6.45 | 15.94 | Winter Wheat | Winter Oilseed Rape | Winter Wheat | Vining Peas | Winter Wheat |
| | TA0361 5928 | 15.65 | 38.67 | Winter Wheat | Winter Oilseed Rape | Winter Wheat | Vining Peas | Winter Wheat |
| Sub Total | | 103.19 Ha (or thereabouts) | 254.98 Ac (or thereabouts) | | | | | |
| Lot 2 Land off Green Lane | TA0459 6639 | 9.62 | 23.78 | Potatoes | Winter Wheat | Winter Oilseed Rape | Winter Wheat | Vining Peas |
| Sub Total | | 9.62 Ha (or thereabouts) | 23.78 Ac (or thereabouts) | | | | | |
| Lot 3 Land off Markman Lane | TA0458 2256 | 10.77 est. | 26.61 est. | Potatoes | Winter Wheat | Winter Oilseed Rape | Winter Wheat | Vining Peas |
| Sub Total | | 10.77 Ha (or thereabouts) | 26.61 Ac (or thereabouts) | | | | | |
| THE WHOLE | | 123.58 (or thereabouts) | 305.37 (or thereabouts) | | | | | |

LAND

The land is south facing and located in a ring fence with good farm road access. The land is classified as Grade II and the Soil Survey of England shows the land to be mainly part of the "Hunstanton" Series, which is described as "well drained often reddish fine and coarse loamy soils. Some similar calcareous soils over chalk". The land generally comprises of a deep productive and free draining loam which has been well farmed. It is easy working and capable of growing high yielding crops of cereals or seeds, pulses and roots. The land rises gradually northwards from the farmstead and is located between the 35 and 80 meter contours. The fields are all regular shaped and suitable for modern farm machinery.

LOT 2 – 23.78 acres (9.62 hectares) Land off Green Lane, Nafferton (edged green on the plan)

Located opposite Lot 1 and comprising of a single parcel of quality deep loamy arable land adjoining the A614 and an unclassified highway known as "Green Lane".

LOT 3 – 26.61 acres (10.77 hectares) Land off Markman Lane, Nafferton (edged blue on the plan)

Located between Driffild and Nafferton and comprising of a single parcel of quality deep loamy arable land with road frontage to and access from Markman Lane.

GENERAL INFORMATION

Method of Sale

Great Houndales Farm is offered for sale by private treaty as a whole or in 3 lots. The Vendors reserve the right to conclude the sale by any other means at their 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.



Basic Payment Scheme (BPS) Entitlements

The land is registered with the Rural Payments Agency and has been used to activate BPS Entitlements. The BPS Entitlements belong to the Outgoing Tenant and are available to purchase by separate negotiation. Based on the 2017 BPS claim the area of eligible land in each Lot is as follows:

Lot 1 - 100.6960 Ha

Lot 2 - 9.6237 Ha

Lot 3 - 10.7670 Ha

The outgoing Tenant has claimed and reserves the right to the 2017 BPS Payment. The Purchaser(s) will undertake to comply with the BPS Scheme rules until 31st December 2017 and will indemnify the outgoing Tenant as such.

Fixtures & Fittings

All fixtures and fittings are expressly excluded from the sale unless specifically referred to in these particulars of sale.

Services

The property is connected to mains electricity (single phase to house, 3 phase to farm buildings) and mains water. Domestic drainage is to a septic tank. Electricity is also sourced from Photovoltaic (PV) panels.

PV Panels

A 9.9kWp solar PV system comprising of No 44 225 watt solar panels was installed on the roof of building No 4 in 2011. Further information is available upon request from the selling Agent.

Reservations

The Outgoing Tenant reserves the right of Holdover on field numbers 6639 and 2256 to lift the potato crop until 15th October 2017.

Ingoing Valuation

The Purchaser of Lot 1 will be required to purchase the PV panels at valuation. In respect of the land it is anticipated that completion will take place after harvest 2017 and therefore there will be no ingoing payment.

Nitrate Vulnerable Zone (NVZ)

The farm is located within an NVZ.

Environmental Stewardship Agreements

The farm is not included within any Environmental Stewardship Agreements.

Council Tax

Council tax is payable to the East Riding of Yorkshire Council. Great Houndales Farmhouse is classified as Band 'F' and the payment for 2017/18 is £2,362.94.

Energy Performance Certificate (EPC)

An EPC for the Farmhouse has been carried out and the energy performance graph is included within these particulars.

Local Authority

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

Sporting & Mineral Rights

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

Easements, Wayleaves & 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.

A Public Bridleway crosses the farm between the points marked 'A' to 'G' on the enclosed plan.

Wayleaves cross both Lots 1 and 3 in favour of Northern Powergrid for which an annual payment is received.

Planning

Planning enquiries in respect of the property should be directed to the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire HU17 9BA. T: 01482 887888.

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 May 2017. The photographs were taken in April and May 2017.

Contaminated Land

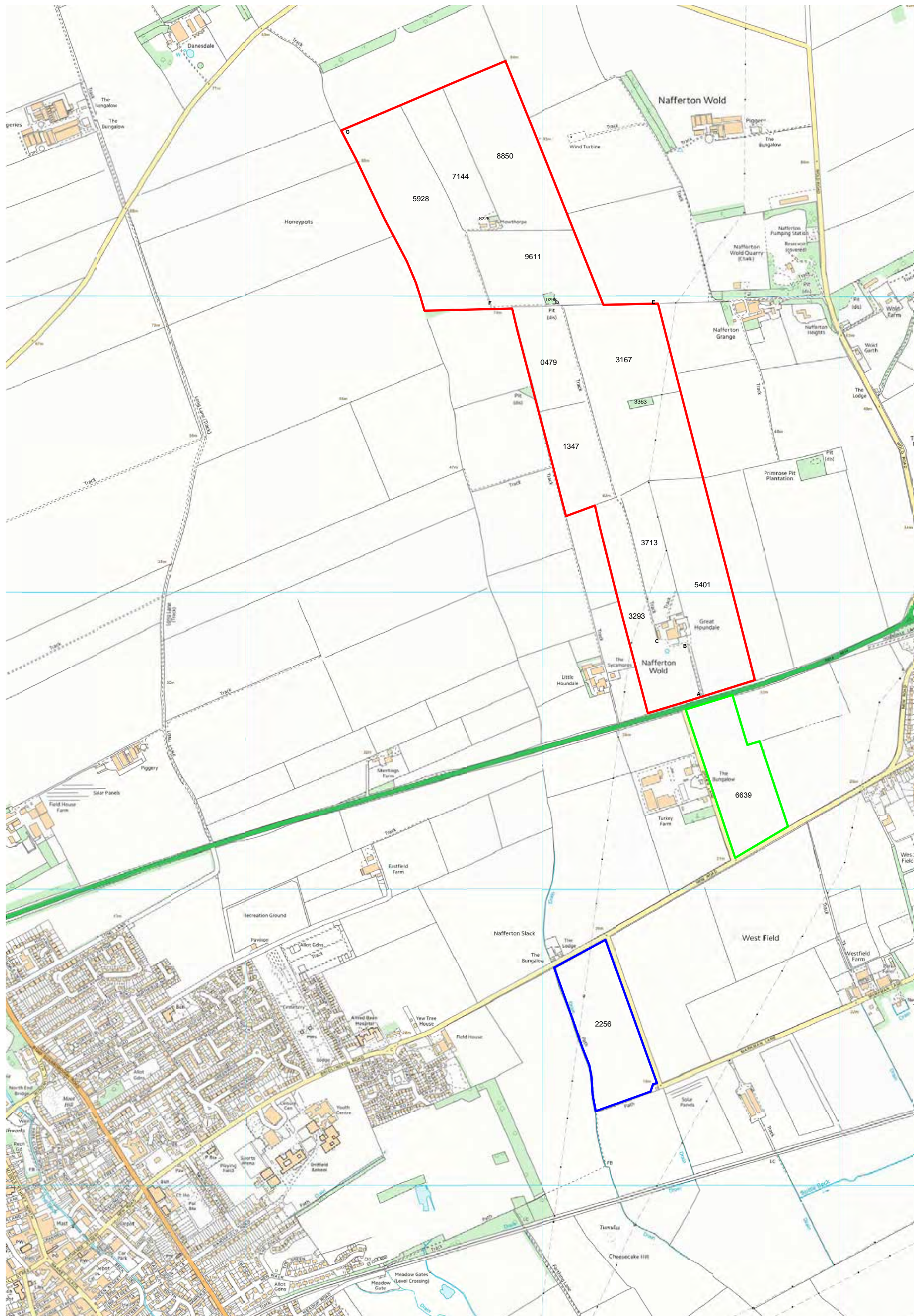
The Vendor is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendor does not give any guarantee or guarantees in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary 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 John Atkinson or Samantha Mellor on 01377 253151.

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.



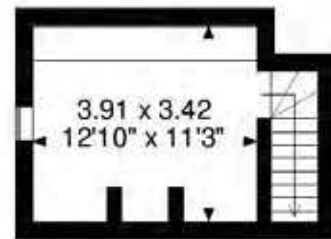
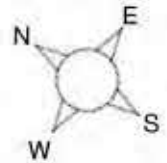
Great Houndales Farm, Nafferton, Driffield

Approximate Gross Internal Area

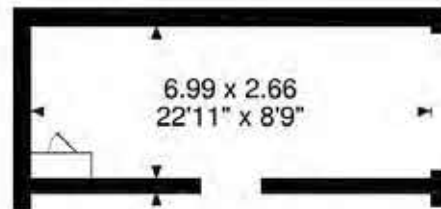
Main House = 3256 Sq Ft/302 Sq M

Garage = 588 Sq Ft/55 Sq M

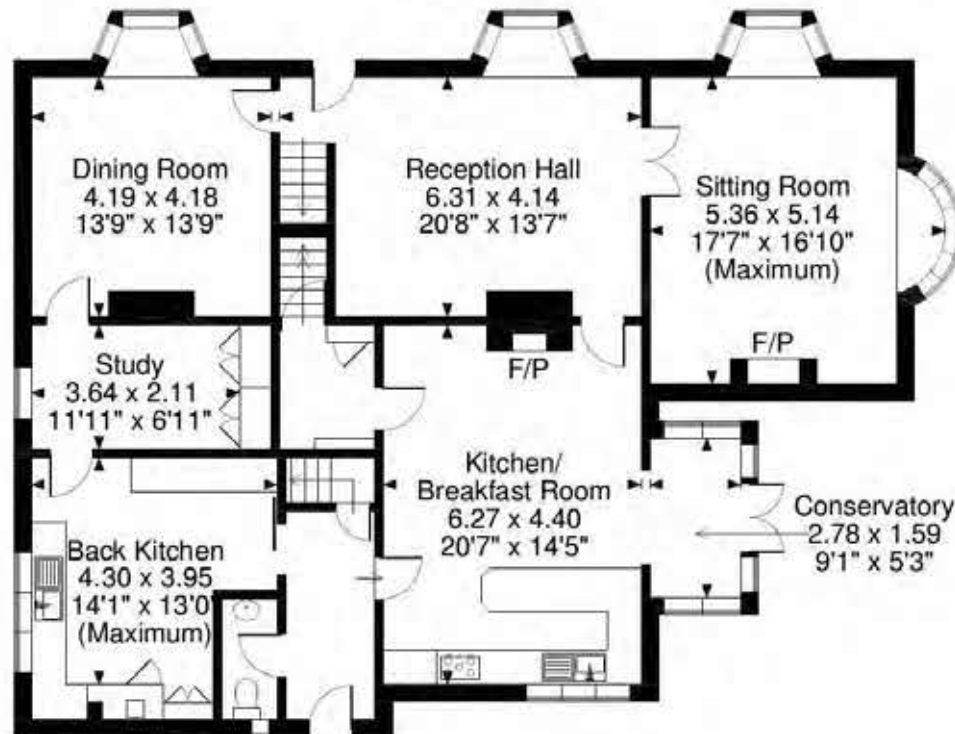
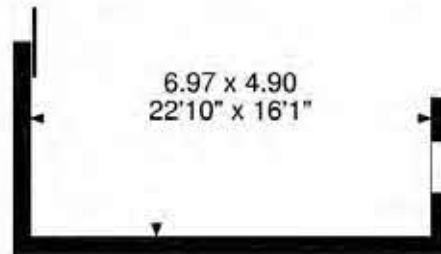
Total = 3844 Sq Ft/357 Sq M



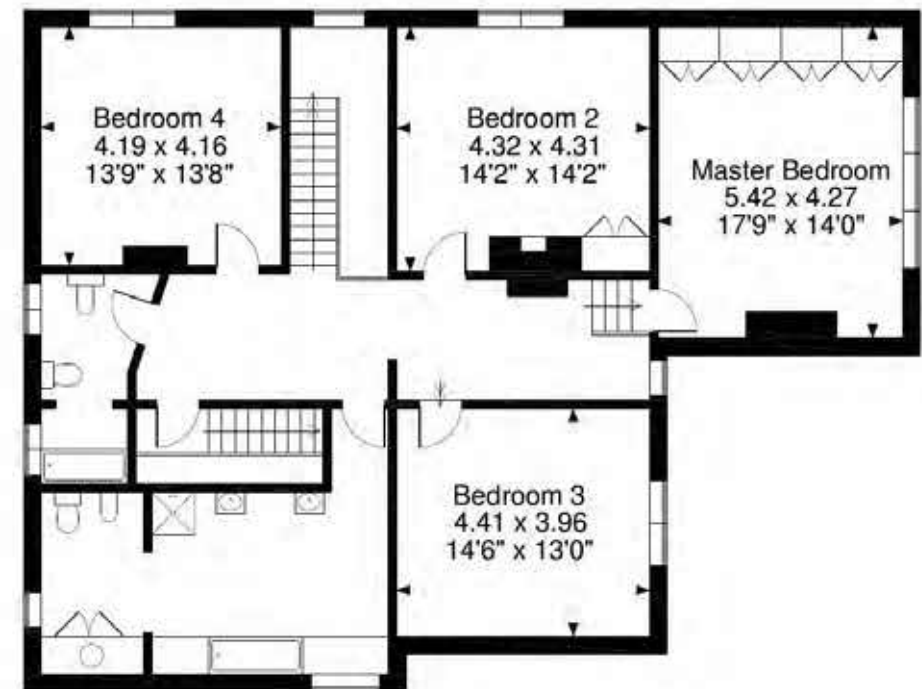
Basement



Garage

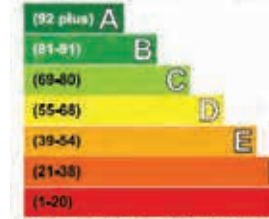


Ground Floor



First Floor

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| | 96 |
| 61 | |

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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