



Millingdale

F A R M

■ **Ullyotts** ■



A six-bedroom detached house, 'Model Estate' range of brick buildings ripe for conversion, general-purpose buildings and productive arable land all in a ring fence extending to 413.60 acres (167.38 hectares).





Millingdale Farm | Lowthorpe (Nafferton) | Driffield | East Yorkshire | YO25 8HE

A fine detached double fronted house standing on rising ground and set in wooded gardens with traditional brick "Model Estate" farm buildings complimented by general-purpose buildings all in a ring fence and extending in all to some 414 acres (167.38 hectares) or thereabouts.

The land has been mainly cropped with wheat, barley, vining peas, oilseed rape, potatoes and grass for seed.

The Trustees are offering Millingdale for sale for only the second time in its history, the farm having previously been part of the St. Quintin Lowthorpe Estate until purchased by the Trustees grandfather about eighty years ago. The sale is the result of a recent death and following the retirement of a third-generation tenant.

- A fine detached six bedroom double fronted house with gardens including ha-ha (358.00 m² GEA)
- Traditional ranges of brick buildings (1194.66 m² or 12854 ft² GEA) ripe for reuse or residential conversion subject to the usual permissions first being obtained.
- "Modern" portal frame buildings (1450.92 m² or 15613 ft² GIA).
- Grass paddocks and woodland around the farmhouse and farm buildings.
- Some 399 acres of arable land capable of growing high yielding crops of wheat, barley, oilseed rape, vining peas, potatoes and beans.
- A ring fence farm.
- A blank canvas for environmental schemes
- The market town of Driffield 4 miles.





Millingdale is situated in Harpham Parish (Lowthorpe postal address) but is approached through Nafferton or Wansford. Millingdale is signposted from either village. The market town of Driffield is 4 miles distant via Nafferton and 4.7 miles via Wansford.

Nafferton has a population of 2500 with a railway station providing train services to Bridlington, Filey, Scarborough to the north and Driffield, Beverley, Hull, with connections to London to the south (Kings Cross circa 3 ½ hours). The village has modern recreational facilities, a respected primary school, and a mini supermarket/garage. Further education is available in Driffield and independent education in Hull, Scarborough, Pocklington and York. Driffield is a typical market town providing a wide range of shops and services.





A fine double fronted detached farmhouse providing generous 6 bedroom family accommodation within and standing on rising ground sheltered by specimen trees. The house was probably built during the mid-1800's.

The Gross Internal Area is estimated to be around 358 m² or 3860 ft².





Front entrance door opening into entrance hall.

Entrance hall with quarter turn staircase off with turned balusters, hardwood handrail and under stairs cupboard. Passage hallway to rear door.

Evening lounge (4.94 x 4.85). West facing bay window and south facing side window. Open fireplace with built-in shelved cupboard in fireside reveal.

Morning sitting room (5.45 x 4.84) West facing bay window. Open fireplace

Living/dining room (7.55 x 4.64). Open fireplace.

Farmhouse kitchen (4.53 x 4.49). Aga cooking range and backstairs to Man's Bedroom/Bedroom 6.

Dairy (4.90 x 3.64). Steps down from rear hallway to a typical Victorian shelved dairy.

Store (4.85 x 1.59).

Stairs from the entrance hall leading to T-shaped landing with West facing window.

Bedroom 1 (4.91 x 4.87). West facing window. Fireplace.

Bedroom 2 (5.45 x 4.84) West facing window. Fireplace.

Bedroom 3 (4.86 x 4.35). Fireplace and a north facing window.

Bedroom 4 (4.33 x 2.66). East facing window.

Bedroom 5 (3.67 x 3.06). East facing window.

Family bathroom (3.65 x 3.04). Airing cupboard and east facing window.

Mans Bedroom/Bedroom 6 (4.47 x 4.42). Back staircase down to kitchen. West facing window.

Gardens

Mainly to the west and south of the house laid with lawns and evidence of a former south facing vegetable garden. Specimen trees add to the setting of the house as does a ha-ha.

Outhouses

Adjoining and on the south side of the house. A Privy with door to garden, a second Privy with door to the rear yard. Privy pit. Coal house (Building 2).

Council Tax

Band F. Harpham parish. Property reference HAR001008000

EPC

Rated Band F.

Services

Water from a bore and mains electricity.

Listed buildings

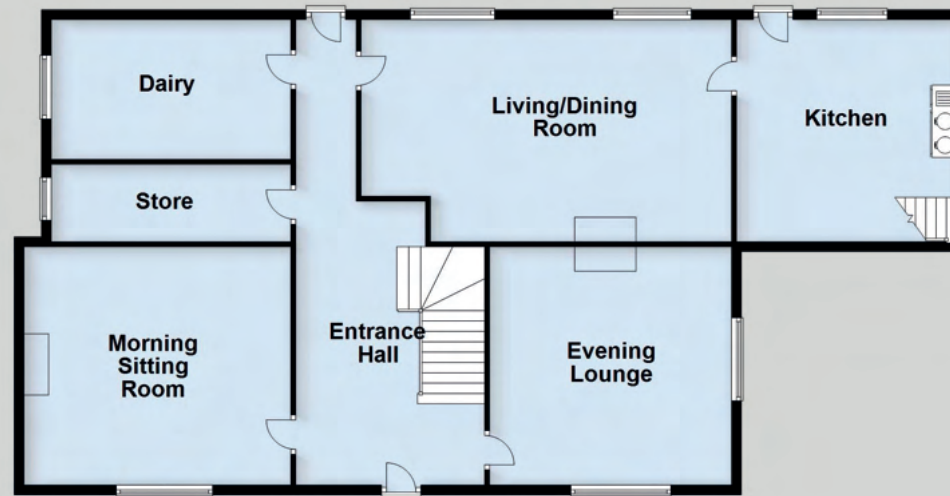
The house and buildings are not listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 nor are the Trustees aware that any part of Millingdale is registered as a Scheduled Monument under the Ancient Monuments and Archaeological Areas Act 1979.

Local authority (including local planning authority)

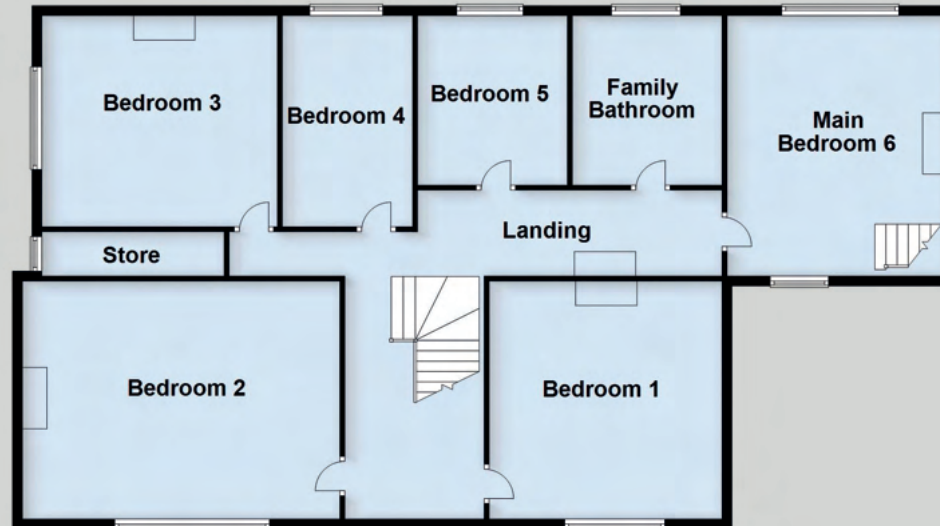
East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA



Ground Floor



First Floor





Traditional “Model Estate” brick buildings (all single storey except the barn Building 14 which is a two-storey building and Buildings 15 and 16 which are “modern” portal frame buildings.

Measurements are internal measurements unless otherwise stated. “GEA” means estimated gross external area and “GIA” means estimated gross internal area.





Opposite the house

(Buildings 3-7) An L-shaped range (estimated GEA 116.24 m²) comprising:

Loose Box (4.70 x 4.30). (Building 3)

Former Coach House (4.55 x 3.05). (Building 4)

Reception area (3.12 x 2.09) (Building 5)

WC (2.04 x 1.56) (Building 5)

Office (4.84 x 4.23) (Building 5)

2 standing stable (4.79 x 2.82) (Building 6)

Loose box (4.80 x 3.42). Water bore. (Building 7)

South and West open yard

(Buildings 8-11) (estimated GEA Buildings 9-11, not including Building 8, 127.20 m²)

Fold yard shed with concrete floor (24.00 x 6.17 and 3.00 to eaves) (Building 8).

Fold yard shed with concrete floor (15.30 x 4.60 and 2.80 to eaves) (Building 9).

Store with east facing door (4.60 x 2.75) (Building 10).

Loose box (5.06 x 4.60) (Building 11).

East range abutting the barn at the north end. (Building 12)

(estimated GEA 122.04 m²) Former sow house (22.48 x 4.90).

West range abutting the barn at the north end

(Building 13) (estimated GIA 142.38 m²). From south to north.

Loose box (5.18 x 2.90).

Loose box (5.20 x 2.90).

Former farrowing house (8.74 x 5.20).

Loose box (5.24 x 3.65).

Loose box (5.80 x 5.27).



Two storey barn (Building 14) (estimated GEA on both floors 686.80 m²). The barn includes cart sheds, bins et cetera.



General purpose portal frame building (Building 15) (estimated GIA 1030.56 m²) measuring internally 45.20 m x 22.80 m.

Adjoining general purpose portal frame building
 (building 16) (estimated GIA 420.36 m²) measuring
 internally 45.20 m x 9.30 m.

Services.

Water from a bore and 3-phase mains electricity.

House and Buildings summary (not including domestic outhouses)

No.			GEA m ²	Square feet
1	Dwellinghouse		358.00	3860
3-7	Single-storey range	Traditional brick	116.24	1250
8	Fold yard shed	Brick and sheeting	148.08	1593
9-11	Single-storey range	Traditional brick	127.20	1369
12	Single-storey range	Traditional brick	122.04	1313
13	Single-storey range	Traditional brick	142.38	1532
14	Two-storey barn (both floors)	Traditional brick	686.80	7390
15	General purpose building GIA	Portal frame	1030.56	11090
16	General purpose building GIA	Portal frame	420.36	4523
	Total Buildings		2793.66	30060





ALC Land Classification

Grade 2 and Grade 3 on the Agricultural Land Classification Map Sheet 99.

Soil type

The map published by Soils of Northern England indicates that soils fall within both the Holderness and Everingham series.

The Holderness

Association is described as consisting mainly of slowly permeable fine loamy and moderately permeable

coarse loamy soils on chalky till providing good arable land well suited to continuous cereal growing but also capable of growing grass and brassicas. The principal crops are winter wheat, winter barley, oil seed rape, peas and beans. Potatoes are also grown at Millingdale. The description refers to direct drilled winter cereals producing similar yields to those established by conventional cultivations. The description of the Everingham Association refers to easily worked

stoneless soils well-suited to a wide range of arable and horticultural crops.

NVZ

Millingdale is within a Nitrate Vulnerable Zone.



Sheet No.	Field No.	Ha	2020 Cropping	2021 Cropping	2022 Cropping	2023 Cropping	2024 Cropping
TA0758	6628	4.6007	Spring wheat	Vining peas	Winter wheat	Potatoes	Winter wheat
TA0758	9243	24.3093	Spring wheat	Vining peas	Winter wheat	Potatoes	Winter wheat
TA0758	9243	6.0000	Grass Seed	Seed Grass	Seed Grass		
TA0858	1473	6.2744	Winter wheat	Winter wheat	Winter wheat	Potatoes	Winter wheat
TA0858	5285	14.7748	Spring barley	Potatoes	Winter wheat	Potatoes	Spring Wheat
TA0858	8776	4.5898	Winter wheat	Winter wheat	Spring barley	Oilseed Rape	Winter wheat
TA0858	3859	4.6847	Winter wheat	Winter wheat	Spring barley	Oilseed Rape	Winter wheat
TA0858	7554	11.7952	Winter wheat	Triticale	Spring barley	Oilseed Rape	Winter wheat
TA0858	6532	9.2400	Spring barley	Triticale	Spring barley	Oilseed Rape	Winter wheat
TA0858	6532	3.0777	Fallow	Fallow	Fallow	Fallow	Fallow
TA0858	1816	5.2725	Oilseed Rape	Winter wheat	Winter wheat	Potatoes	Spring barley
TA0857	4785	35.1178	Oilseed Rape	Winter wheat	Winter wheat	Winter barley	Potatoes
TA0857	4785	4.8500	Spring barley	Spring Wheat	Spring barley		
TA0857	2946	6.9730	Winter wheat	Spring barley	Oilseed Rape	Winter wheat	Oilseed Rape
TA0757	9975	19.8916	Winter wheat	Winter barley	Potatoes	Winter wheat	Oilseed Rape
TA0858	2335	1.1483	Grass	Grass	Grass	Grass	Grass
TA0858	3545	0.7477	Grass	Grass	Grass	Grass	Grass
TA0858	4130	1.3214	Grass	Grass	Grass	Grass	Grass
TA0858	2837	0.0900	Grass	Grass	Grass	Grass	Grass
TA0858	2729	0.1500	Pond/Woodland	Pond/Woodland	Pond/Woodland	Pond/Woodland	Pond/Woodland
TA0858	6269	0.7600	Woodland	Woodland	Woodland	Woodland	Woodland
TA0858	4145	0.3300	Woodland	Woodland	Woodland	Woodland	Woodland
TA0858	3435	1.3840	Farmstead	Farmstead	Farmstead	Farmstead	Farmstead
		*167.3829	*413.60 acres				

*Estimated.

Note. The title includes the public road running through the farm but the area of that road has not been included in the above area.

Drainage rates

Some 169.160 ha or 418.003 acres are subject to annual drainage rates with an annual value of £16,688. Rates payable year to 31 March 2025 being £1740.56. Assessment ID: 10021605.

The IDB is the Beverley and North Holderness Internal Drainage Board which maintain watercourses marked blue on the plan. (Note. The rated area is greater than the actual area)

**Kelk Beck**

Millingdale borders, but does not include, any part of Kelk Beck which flows from Harpham to Frodingham Beck (ID no. GB104026067100) and ultimately joining River Hull. The River Hull Headwaters is a Site of Special Scientific Interest (SSSI) being nationally important as one of the most northerly chalk river systems in England. Kelk Beck forms the eastern arm of the SSSI.





Mode of Sale

Millingdale is offered for sale by private treaty as a whole or the Trustees may consider offers for parts. Proof of identity and proof of funding will be required to support offers. Best offers may be invited in the event of several competing offers being received.

Tenure

The unencumbered freehold title is registered in the name of the Trustees under Land Registry title number YEA69365.

Possession

By arrangement.

VAT

The Trustees have not opted to tax.

Environmental schemes

Part of Millingdale abuts Kelk Beck which is a SSSI. The farm is within a Wildlife Package Area.

Environmentally sensitive area

Millingdale is not within an environmentally sensitive area.

Grants and subsidies

No grants and subsidies are included within the sale.

Special Area of Conservation

Millingdale is not in a Special Area of Conservation Flood Zone

Flood Zone 1

The farmhouse, farmstead and grounds are shown on the environment agency maps as being within Flood Zone 1.

Sporting

The Trustees entitlement to the sporting rights are included in the sale.

Timber and minerals

The Trustees entitlement to timber and minerals are included in the sale.

TUPE

TUPE does not apply.

Viewing

The land and buildings may be inspected at any reasonable hour and the house by appointment with Ulllyotts.
01377 253456.

Offers

The Trustees will only consider offers made to their agents Ulllyotts, 64 Middle Street South, Driffield, East Yorkshire, YO25 6QG, (01377) 253456 or sales@ullyotts.co.uk

The public rights of way

There is only one public footpath shown on the online version of the Definitive Map being Harpham Footpath No. 13 which commences at a point north of Millingdale House and leads in an easterly direction for about 190 m then south-easterly to Kelk Beck at the Kelk parish boundary. The footpath is also used as a field access.

Plans, Areas and Schedules

Plans are for identification and reference purposes only. The purchaser shall be deemed to have satisfied himself as to the description of the property. Any error or statement shall not annul a sale or entitle any party to compensation in respect thereof.

Health & Safety

Viewers should take care and necessary precautions regarding their personal safety when viewing Millingdale.

Wayleaves

Northern Powergrid Wayleave Grantor reference 73851 – Wayleave Document No. 425356.

Disused petrol pump and tank

There is a disused petrol pump and tank to the north of the farmhouse. The petroleum storage tank is unregistered. As a condition of sale, the buyer will be required to register or remove the petroleum storage tank to the satisfaction of the appropriate authority and to indemnify the Trustees in respect thereof.

Contaminated land

The Trustees are not aware of any part of Millingdale having been filled with any contaminated material or matter referred to in the Environmental Protection Act 1990. The Trustees do not give any warranty or guarantee in this respect and advise prospective buyers to make their own enquiries and investigations before making an offer.

Generally

The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not.

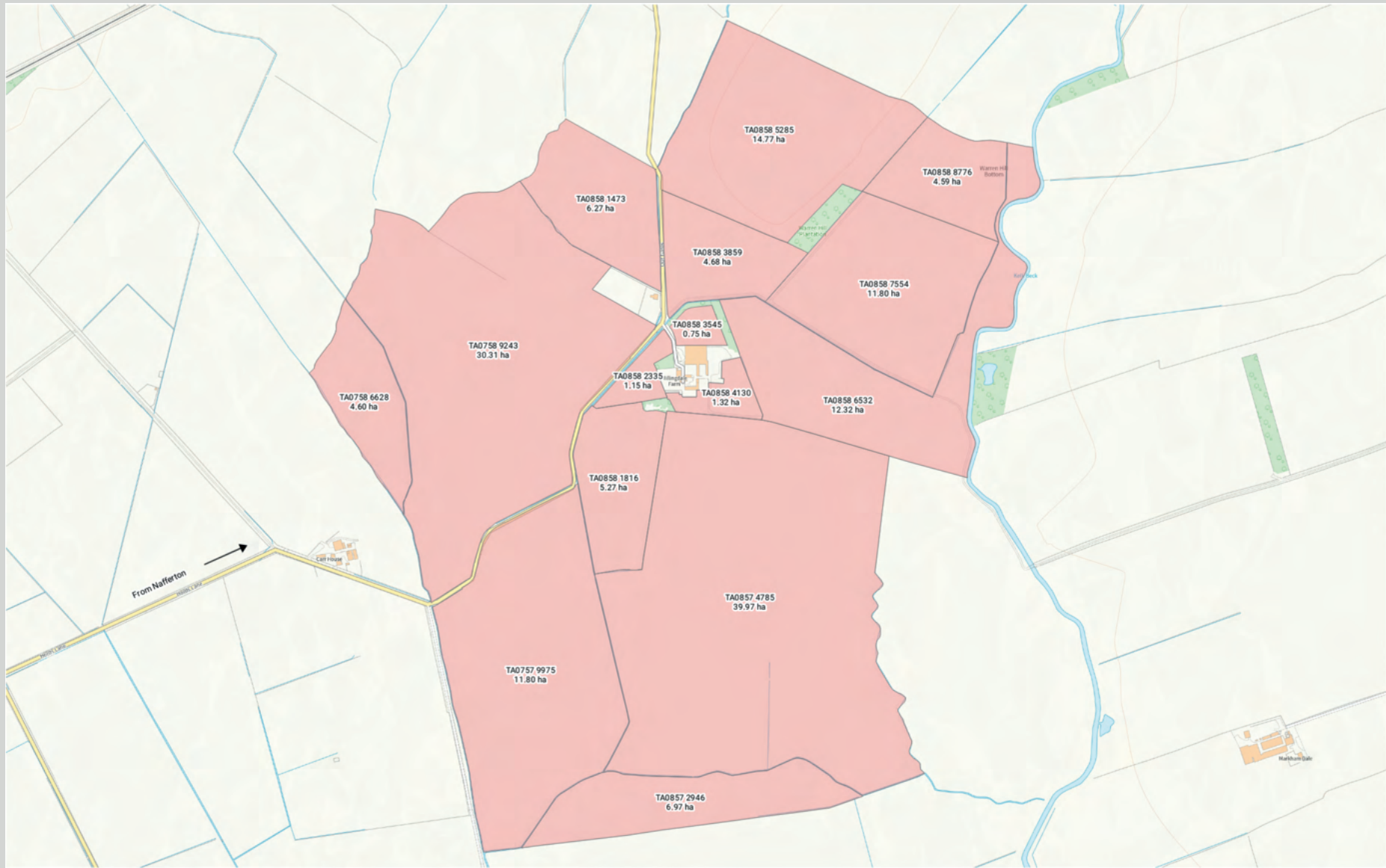
SEGL2 The Scotland to England Green Link No. 2

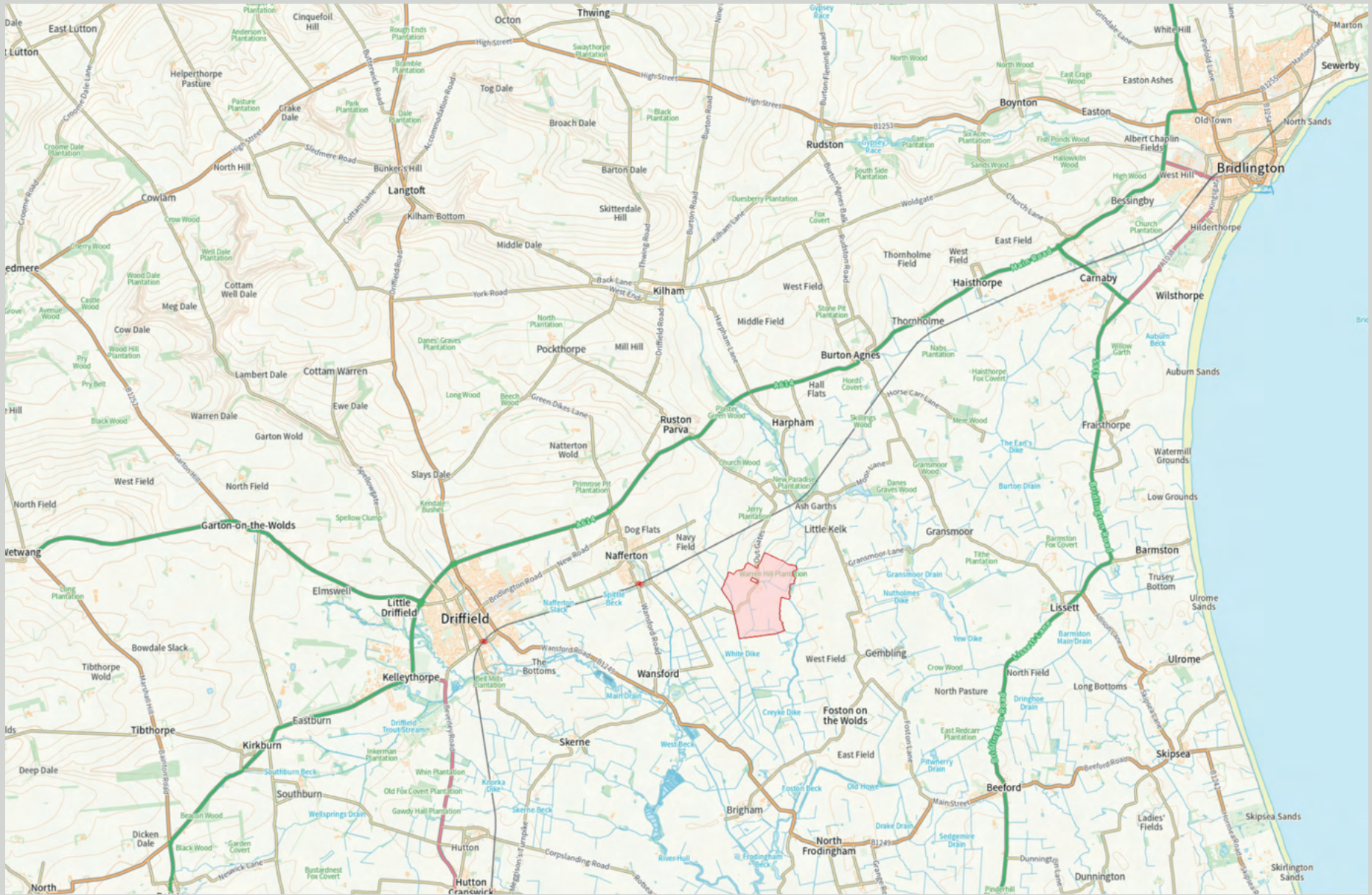
SEGL2 is a 2GW high voltage direct current (HVDC) electrical ‘superhighway’ cable link to be built between Peterhead in Aberdeenshire, Scotland, and Drax in North Yorkshire, in part under the sea landing at Fraisthorpe. The cable route arks through Millingdale.

The Trustees have entered Heads of Terms (“HOT”) following the granting of planning permission and the making of The National Grid Electricity Transmission plc (Scotland to England Green Link 1) Compulsory Purchase Order 2023 (“CPO”). The HOT’s, notice of decision granting planning permission and relevant CPO maps are part of the Millingdale library of documents.











Millingdale
F A R M

▪ **Ulllyotts** ▪

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