



■ **Ulliyotts** ■

High Farm
North Frodingham, East Yorkshire





High Farm North Frodingham, Driffield, East Yorkshire, YO25 8LL

Driffield - 7 miles, Beverley - 13.5 miles, Hull - 17 miles

High Farm is a ring fenced north Holderness farm offering both good quality arable land and the potential for future development

82.98 hectares (205.05 acres) or thereabouts of Grade 3 arable land
1,000 tonne grainstore, general purpose buildings and a range of traditional farm buildings
Four bedroom house

Planning application submitted for the conversion of the traditional farm buildings to form
2 dwellings, 1 new build dwelling and a residential annex

OFFERED FOR SALE AS A WHOLE OR IN LOTS BY PRIVATE TREATY

GUIDE PRICE: £3,000,000

■ **Ulllyotts** ■

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Introduction

High Farm is a ring fenced arable farm with good access to all fields from a central well maintained farm road.

The farm extends to a total of 89.21 hectares (220.43 acres) which includes 82.98 hectares (205.05 acres) of Grade 3 arable land, 0.65 hectares (1.60 acres) of grass paddocks, portal frame grainstore, general purpose buildings, a range of traditional agricultural buildings and a four bedroom house.

Location

High Farm is located around 7 miles south east of the market town of Driffield on the eastern edge of the village of North Frodingham. North Frodingham is a linear settlement positioned along the B1249 within close proximity to the East Yorkshire coast and commuting distance to Hull.

Method of Sale

High Farm is to be offered for sale by Private Treaty, as a whole or in lots, with vacant possession. The Seller reserves the right to close the sale by Tender.



Tenure and Title Matters

The property is registered under Land Registry Title HS80890 and HS84759.

Planning

A planning application (ref: 23/03131/PLF) has been submitted by the Seller for the change of use, alteration and conversion of the traditional farm buildings to form 2 dwellings, 1 new build dwelling and a residential annex.

The application was validated by East Riding of Yorkshire Council on 7 November 2023 and is awaiting determination.

The application is available to view on the East Riding of Yorkshire Council Public Access website.

Right of Access

A right of access will be granted across the central farm access road if sold in lots.

Schedule of Areas – Arable Land

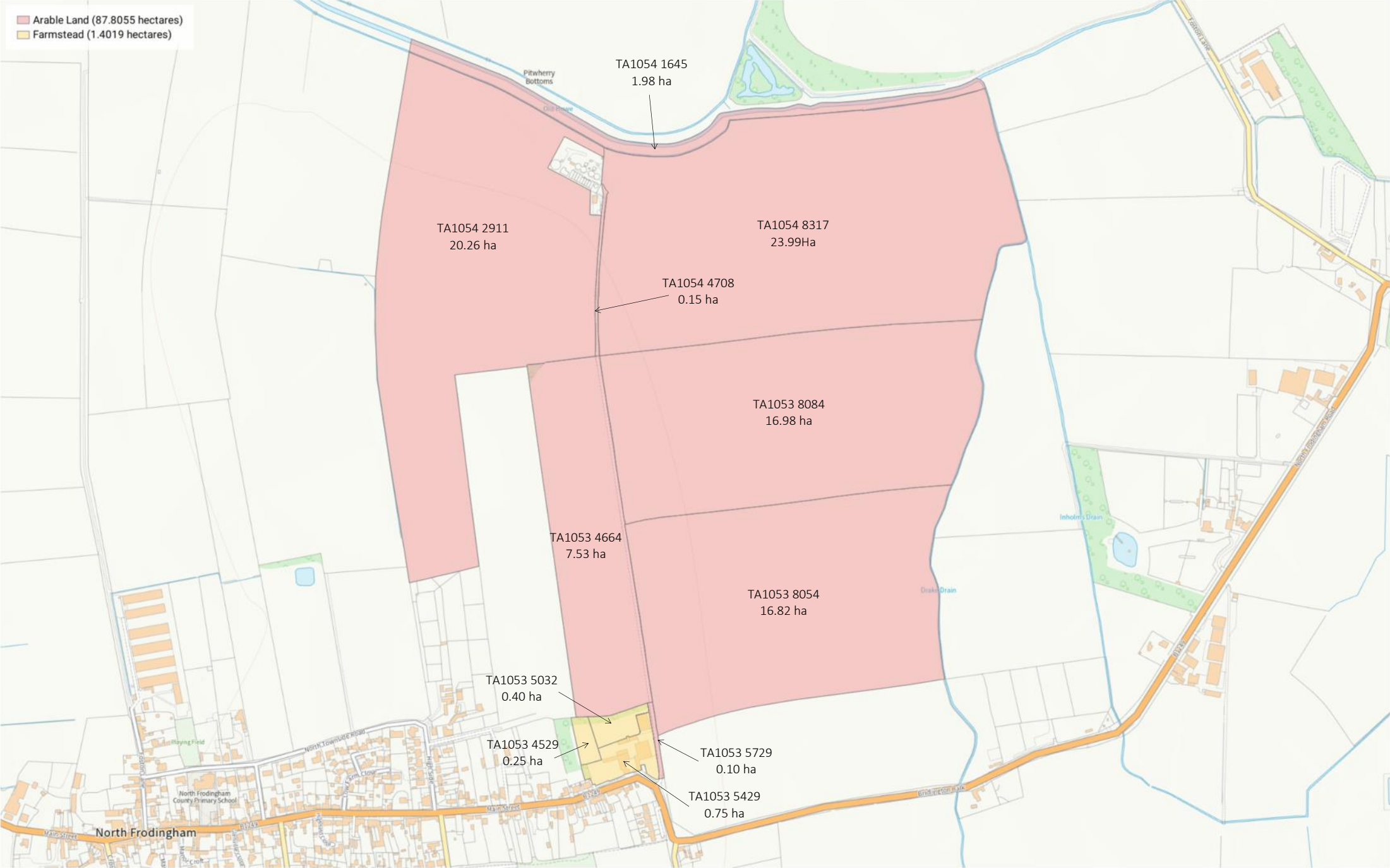
Sheet ID	Parcel ID	Area (Ha)	Area (Ac)	Description
TA1053	4664	0.0818	0.2022	Permanent Grassland
TA1053	4664	7.1759	17.7316	Arable Land
TA1053	4664	0.0214	0.0530	Permanent Grassland
TA1053	4664	0.0716	0.1769	Woodland
TA1053	4664	0.1797	0.4441	Hardcore track
TA1053	5729	0.1032	0.2551	Hardcore track
TA1053	8054	16.8156	41.5513	Arable Land
TA1053	8084	16.9812	41.9605	Arable Land
TA1054	1645	1.9779	4.8874	Drain and drain bank
TA1054	2911	18.0216	44.5315	Arable Land
TA1054	2911	2.2401	5.5353	Woodland
TA1054	4708	0.1478	0.3652	Hardcore track
TA1054	8317	23.9876	59.2732	Arable Land
		87.8055	216.9673	

Schedule of Areas – Farmstead

Sheet ID	Parcel ID	Area (Ha)	Area (Ac)	Description
TA1053	4529	0.2513	0.6209	Permanent Grassland
TA1053	5032	0.3964	0.9795	Permanent Grassland
TA1053	5429	0.7543	1.8638	Farmstead and house
		1.4019	3.4642	



■ Arable Land (87.8055 hectares)
■ Farmstead (1.4019 hectares)



High Farm House

The house is a four bedroom dwelling built in English Garden Wall brickwork under a pantile roof. The main part of the house, fronting Main Street, is assumed to have been built around 1760 with the extension to the rear being added at a later period.

The ground floor provides approximately 121 sq. m of living space including two reception rooms, a large kitchen, pantry, office and utility room with a separate WC. The first floor provides approximately 105.3 sq. m of floor space with four bedrooms, a family bathroom and separate WC.

The house is connected to mains water, electricity and drainage. Heating and hot water is provided by an oil fired boiler.

Externally the house benefits from access direct off Main Street via a pair of timber gates entering into a gravelled yard. A large lawned garden with mature planting sits to the west of the house with access from the rear lobby.

Council Tax Band: D

EPC Rating: E (Certificate number 2638-4923-6270-5448-4924)



Farmstead

The farmstead occupies an area of 0.75 hectares (1.86 acres), including the house and gardens. The farmstead benefits from a three phase electricity supply.

1. GRAINSTORE (27.6m x 18.4m)

Grainstore with capacity for approximately 1,000 tonnes of wheat with internal eaves height of 5.40m and ridge of 7.80m. Steel portal frame construction with profile steel grain walling to 3m high and concrete floor throughout. Galvanised roller shutter doors at both the east and west side of the south elevation.

2. SIMPLEX GENERAL PURPOSE BUILDING (22.4m x 11.8m)

A steel and concrete portal frame building with concrete blockwork walls to two sides, profile steel grain walling to one side and concrete floor.

3. SIMPLEX GENERAL PURPOSE BUILDING (22.4m x 15.4m)

A steel and concrete portal frame building with concrete blockwork walls to two sides, brick wall to one side and concrete floor.

4. EAST AND SOUTH RANGE (25.6m x 5.6m and 7.4m x 3.1m)

Five loose boxes constructed of brick with a pantile roof above and adjoining single garage.

5. WEST RANGE (6.9m x 5.1m)

Two horse boxes constructed of brick with a pantile roof above.

6. BARN (18.0m x 17.2m)

Brick built central barn with two lean-to buildings to the north and south side. Concrete floor throughout.

7. NISSEN TYPE BUILDING (26.8m x 5.4m)

Concrete blockwork walling to 6 course with curved sheeting above. Internally the building is divided into livestock pens by low concrete blockwork walls. At the western end of the building is a open store.

8. 8-BAY OPEN FRONTED BUILDING (34.3m x 6.2m)

Mono pitch roofed building with concrete blockwork walling to three sides and internal concrete blockwork divisions.



Land and Soils

The arable land is entirely within a ringfenced block divided into five fields all serviced off a central farm access road running north-south. The fields are all good sizes and regular in shape allowing for efficient commercial farming.

The arable land is classified as Grade 3.

The soils are of the Holderness Soil Association with a small area of the Downholland 3 Soil Association at the northern boundary adjoining Pitwherry Drain and Old Howe Drain.

The Holderness Soil Association is described as slowly permeable fine loamy soils with strips of clayey alluvial soils suitable for cereal production and short term grassland.

The Downholland 3 Soil Association is described as deep stoneless clayey soils with a peaty surface horizon suitable for cereal production and permanent grassland.



Cropping

Sheet ID	Parcel ID	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
TA1054	2911	Winter Barley	Winter Wheat	Winter Wheat	Spring Peas	Spring Barley	Winter Wheat	Winter Wheat	Winter OSR	Winter Barley	Winter Wheat
TA1053	4664	Winter Barley	Winter Wheat	Winter Wheat	Spring Peas	Spring Barley	Winter Wheat	Winter Wheat	Winter OSR	Winter Barley	Winter Wheat
TA1054	8317	Winter Barley	Winter Wheat	Winter Wheat	Spring Peas	Spring Barley	Spring Wheat	Winter Wheat	Winter OSR	Winter Barley	Winter Wheat
TA1053	8084	Winter Barley	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Temporary Grass	Winter OSR	Winter Barley	Winter Wheat
TA1053	8054	Winter Barley	Winter Wheat	Winter Wheat	Spring Peas	Spring Barley	Winter Wheat	Winter Wheat	Temporary Grass	Temporary Grass	Temporary Grass





Area of Outstanding Natural Beauty

The Property is not within an area designated as being an Area of Outstanding Natural Beauty.

Conservation Area

The Property does not lie in, or immediately adjacent to, a Conservation Area.

Contaminated Land

The Seller is not aware of any part of the Property having been filled with any contaminating material or matter referred to in the Environmental Protection Act 1990. The Seller does not give any warranty or guarantee in this respect and advises prospective Buyers to make such enquiries and investigations as may be necessary to satisfy themselves that none of the Property is so filled or contaminated.

Drainage

The arable land has been drained through various different schemes between 1979 and 1985. Drainage plans will be made available to the successful Buyer or Buyers.

Drainage Rates

Part of the arable land falls within the Beverley and North Holderness Internal Drainage Board ("the IDB") area and consequently drainage rates are payable. The drainage rate assessment refers to 58.82 hectares (145.34 acres). The annual value is £5,982 and the rate payable in 2024 was £623.92.

According to information published by the IDB they are responsible for the maintenance of Frodingham Side drain as far east as the culvert under the Old Howe.

Environment Agency

The Seller is not aware of any reported pollution incidents affecting the Property.

Environmentally Sensitive Area

The Property is not within an Environmentally Sensitive Area.

Flood Risk

Parts of the northern and eastern boundary of the Property sit within land identified as being Flood Zone 2 and Flood Zone 3.

Forestry

The area within TA1054 2911 identified as woodland has been planted as part of the Humber Forest scheme during 2024. Trees and hedgerows planted within the area must remain for a minimum term of 15 years.

Grant and Subsidy Schemes

The land has previously been included within claims for the Basic Payment Scheme.

The land is not currently entered into any environmental scheme.

Health and Safety

The Property is a working farm, when viewing please take such steps as may be reasonably necessary to ensure your safety.

Holdover

Holdover may be required by agreement to allow any remaining crops to be harvested, baled and cleared.



Listed Buildings

The Property does not include any listed buildings, nor is it considered to be curtilage listed due to the proximity of another listed building.

Local Planning Authority

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley, HU17 9BA | 01482 393939

Nitrate Vulnerable Zone

The Property is within a Nitrate Vulnerable Zone.

Outstanding Title Matters

Extension to the Sewage Works

In 2011 an agreement was made with Yorkshire Water to extend the sewage works to provide a position for a new pumping station. Although the land is now occupied by Yorkshire Water the transaction never completed nor was the transfer registered with the Land Registry. The transaction included a right of access along the central farm road from Main Street as well as an obligation on Yorkshire Water to maintain said road. The area of the pumping station is excluded from the sale and the Buyer or Buyers will be expected to cooperate with the registration should it be

required.

East Coast Pipeline Phase 2

In relation to the above, in 2012 Yorkshire Water laid a new water main utilising powers under the Water Industries Act 1991. The route of the water main follows the western boundary of TA1053 8054, TA1053 8084 and TA1054 8317 before heading north-east from the new pumping station towards to northern boundary of the Property. The easement for the water main was never completed.

Plans, Areas and Schedules

These are based on data provided by the Rural Land Registry and Ordnance Survey and are for reference only. They have been carefully checked and computed by the Seller's Agent and the Buyer or Buyers shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Public Rights of Way

There Seller is not aware of any public rights of way affecting the property.

A permissive path has been allowed by the Seller from the

south western corner of TA1053 4664, and along the southern edge to the central farm road and then heading south to join the B1249.

Scheduled Monument

None of the Property is registered as a Scheduled Monument under the Ancient Monuments and Archaeological Areas Act 1979.

Services

Mains water, electricity, drainage and telephone are connected to the house. There is a 3-phase supply to the farmstead.

Sites of Special Scientific Interest

The Property does not include a Site of Special Scientific Interest.

Special Area of Conservation

The Property is not within a Special Area of Conservation.

Sporting Rights

The Seller's entitlement to the sporting rights is included in the sale.



Timber and Mineral Rights

The Seller's entitlement, if any, to the timber and mineral rights is included in the sale.

VAT

Should any sale of the Property or any right attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the Buyer in addition to the Contract Price.

Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars of sale.

Northern Gas Networks

The Property is subject to a Deed of Grant in favour of the North Eastern Gas Board, now Northern Gas Networks, dated 2 February 1968 relating to a gas main running along the eastern boundary of TA1054 8317, parallel to Inholms/Drake Drain. A copy of the Deed of Grant is available upon request with the Seller's Agent.

Yorkshire Water Authority

Two pumping mains run from the sewage works due east across TA1054 8317 to Inholms/Drake Drain. A 4" diameter pumping main which was abandoned and a 6" diameter main laid parallel to it with breathers which replaced the original 4".

A third pumping main runs from the sewage works in a south westerly direction across TA1054 2911 towards North Frodingham.

Pump House

A Yorkshire Water operated pump house is located off the B1249 adjoining the east and west range of buildings. The Conveyance dated 8 February 1963 confirms that Yorkshire Water, as successors to the Driffield Rural District Council, are obliged to erect and maintain fences along the exposed boundaries.

Central Farm Road

Yorkshire Water have the benefit of a right of way across the central farm road between the B1249 and the sewage works under the terms of a Conveyance dated 13 December 1960. A copy of the Conveyance is available upon request with the Seller's Agent. Under the terms of this conveyance Yorkshire Water are obliged to maintain the central farm road.

Right of Way Benefitting HS84759

Under the terms of a conveyance dated 28 May 1993 a right of way benefiting the Property was reserved from the south-eastern most point of TA1054 2911 running south to connect to the unsurfaced road which runs east from High Side.

Viewings

Strictly by prior appointment with the Seller's Agent.

Seller's Agent

Ulllyotts, 64 Middle Street South, Driffield, YO25 6QG

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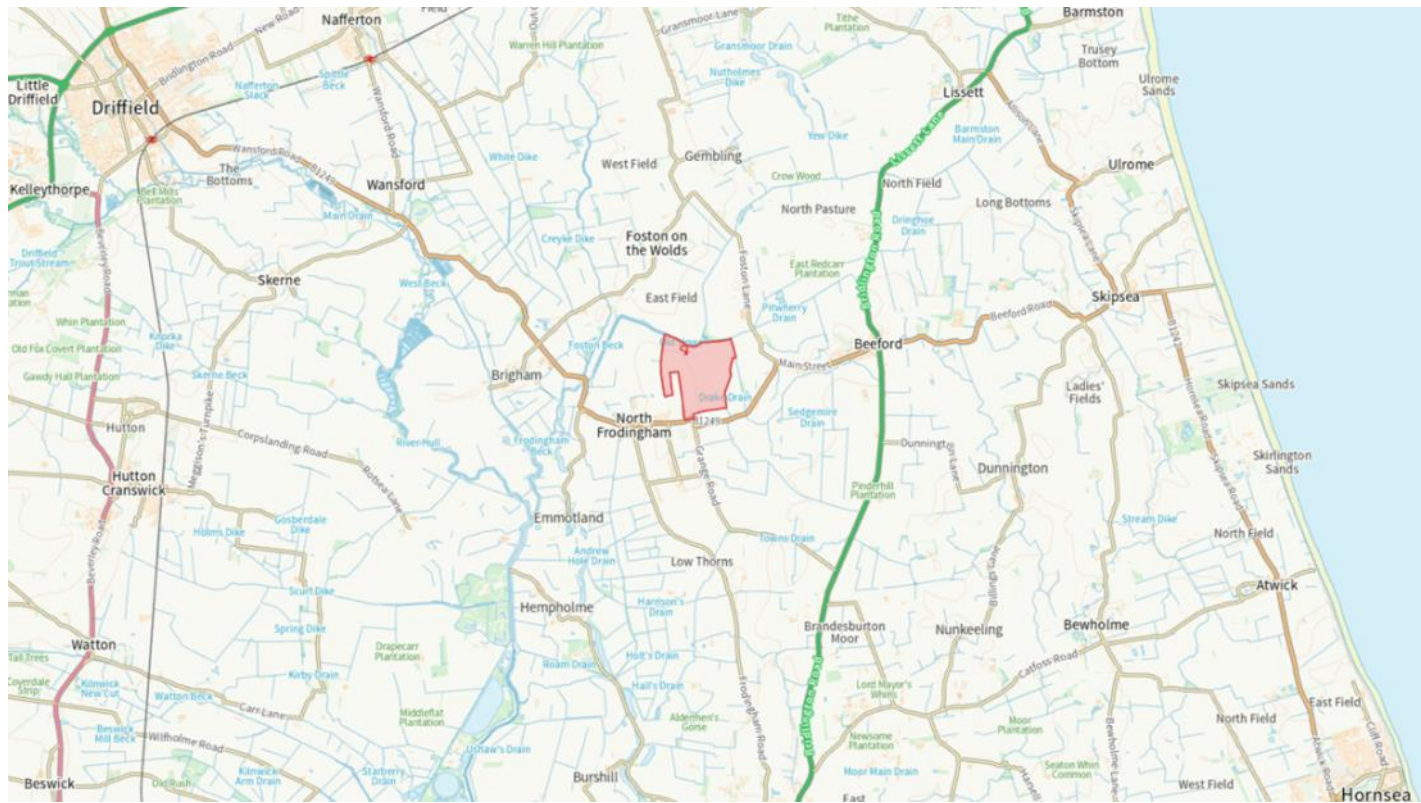
Seller's Solicitor

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Important Notice

1. The Buyer shall be deemed to buy with full knowledge and notice in all respect of the actual state and condition of the Property including any buildings, structures, roads, pavements, sewers, drains or installations of any kind therein or serving the same and shall take the same in that state and condition.
2. Any statement or opinion as to the ownership of or responsibility for any fence, hedge, wall, ditch or other boundary separating the Property from any adjoining property contained in these sales particulars or otherwise expressed by the Seller or his solicitors or agents, is made for guidance of the Buyer only. The Seller shall not be required to define or produce evidence of the precise position of any boundary of the Property or of the ownership of or responsibility for any fence, hedge, wall, ditch or other boundary.
3. The Property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the agents of the Seller are responsible for such faults and defects or for any statements contained in the particulars of the Property prepared by the said agents.
4. The Buyer shall be deemed to acknowledge that he has not relied on the said statements and that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the Seller or the said agents in relation to or in connection with the property.
5. Any error, omission or mis-statement in any of the said statements shall not entitle the Buyer to rescind or to be discharged from the contract, when entered into, nor in any circumstances give either party any cause for action.
6. These particulars are issued on the understanding that ALL negotiations are conducted through the agents and that although these particulars have been carefully prepared and are believed to be correct their accuracy cannot be guaranteed and none of the statements therein are to be relied upon as statements or representations of fact, nor can they be deemed to form any part of a contract or sale. Intending Buyers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The plans and schedules of area within this brochure are based upon the Rural Land Register and Ordnance Survey plans and are published for identification purposes only.
8. None of the statements contained in these sales particulars are to be relied on as statements or representation of fact.
9. The conditions of sale shall prevail in the event of there being an inconsistency between the information provided herein and the conditions of sale.