







- ♦ **A detached five bedroom farmhouse with attached double garage**
 - ♦ **Farm buildings**
 - ♦ **In all 179 acres or thereabouts**
 - ♦ **Quiet rural location**
- ♦ **15 minutes to Brough Station (London Kings Cross 2.30 hours)**
 - ♦ **Close to the M62/A63 intersection (M18 30 miles)**
 - ♦ **Potential renewable uses etc (subject to consent)**

An imposing detached farmhouse, built in 1997

Entrance Hall

The entrance is via a uPVC door leading into a spacious entrance hall, featuring coving and a radiator for a warm welcome. Doors provide access to all ground floor rooms, with a staircase rising to the first-floor landing.

WC

A convenient downstairs WC with a window, radiator, WC and wash hand basin.

Lounge

The lounge is a bright and airy space, enjoying natural light from windows to the front, side, and rear elevations, as well as a glazed uPVC door leading out to the rear garden. Character features include coving, wall lighting, two chandelier points and an electric fire set within a decorative hearth and surround creating a focal point. Two radiators provide warmth, and glazed double doors open into the dining room, creating a seamless flow for entertaining and family living.

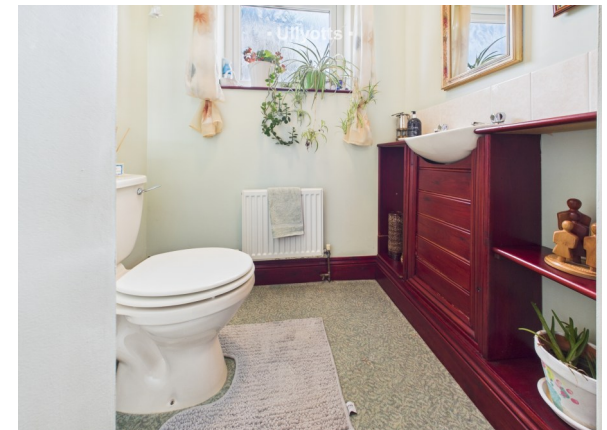
Dining Room

The dining room features a chandelier point positioned directly above the dining table, adding a touch of elegance to the space. With coving, a window and uPVC door opening to the rear garden, and a radiator for comfort. Doors lead to the entrance hall and kitchen, ensuring convenient access.

Kitchen

The beautifully presented breakfast kitchen features a range of classic shaker-style wall, base, and drawer units topped with elegant quartz worktops, complemented by tiled splashbacks and tile-effect laminate flooring.

Bathed in natural light from two front-facing windows and three to the side, the space includes a one and a half bowl sink with mixer tap, a Rangemaster cooker with an inset extractor fan, and ample room for a dining table and a comfortable sitting area. An additional island offers extra storage and work surface, while three chandelier points add a touch of sophistication. Practical features include a door to the pantry, utility room, hallway, and a composite door providing access to the side of the property.





Utility Room

A practical space, featuring a window to the rear elevation and base units with a worktop over, complemented by a tiled splashback. Fitted with a stainless steel sink and drainer, easy-to-maintain vinyl flooring, a radiator and space for a fridge and freezer. A door leads through to the rear lobby.

Rear Lobby

The rear lobby provides practical access to the rear garden and leads to a convenient WC and a dedicated office space, offering flexibility for home working/playroom, art/crafts et cetera or additional storage.

WC

The WC is a practical and well-maintained space, featuring a wash hand basin, WC with a window providing natural light and tile-effect vinyl flooring.

Office

The office is a bright and versatile space, featuring a window that allows natural light. It offers flexibility to serve as a dedicated workspace, a creative craft room, or additional storage, catering for a variety of needs.

Landing

A spacious landing area featuring two front-facing windows that provide ample natural light. Includes a radiator, a central chandelier point, and a useful storage cupboard with shelving that also houses the hot water tank. Loft access is available, and doors lead to all rooms.

Master Bedroom

A generously sized master bedroom featuring fitted wardrobe storage, a built-in dressing table and integrated drawer units. Dual aspect windows to the side elevation allow for plenty of natural light. The room also benefits from direct access to a private dressing room and an en-suite shower room.

Dressing Room

A step down from the master bedroom leads into a spacious dressing area or walk-in wardrobe. This well-appointed space features a Velux window for natural light, a wall-mounted light and a radiator.

En-suite Shower Room

This well-equipped en-suite includes a window to the rear elevation, a shower cubicle with an electric shower, a wash hand basin, WC, radiator, and an extractor fan for ventilation.



Bedroom 2

A well-proportioned second bedroom featuring two rear-facing windows that provide plenty of natural light. Additional features include coving to the ceiling and a radiator for comfort.



Bedroom 4

A bright and comfortable bedroom featuring two front-facing windows that bring in plenty of natural light, along with a radiator for warmth.



Bedroom 3

Another spacious double bedroom, benefitting from two front-facing windows that allow for excellent natural light and a radiator.



Bedroom 5

With a window to the side elevation and a radiator.



Family Bathroom

This well-appointed family bathroom features partially tongue and groove panelled walls with decorative coving. The bathroom is fitted with a panelled bath, wash hand basin and WC. Rear-facing window, along with a radiator for added comfort.

Double Glazing

Central Heating

Diesel oil fired central heating from the boiler in the double garage.

Double attached garage

Energy Performance Certificate

Rating E.

Council Tax

Band D.

Summer House and Gardens

The farmhouse sits proudly at the centre of a semi-circular driveway, framed by a beautifully maintained lawn and adorned with blossom and mature trees. The gardens wrap around the entire property, offering a blend of lawn and patio areas perfect for outdoor living. Bursting with colour from a variety of shrubs and plants, the grounds also feature a tranquil pond, creating a peaceful and picturesque setting.

A fabulous addition to the garden, the summer house features windows to both the front and side elevations. Fully equipped with lighting and an electric wall heater, this versatile space is currently used as a dining and sitting area—ideal for entertaining or relaxing year-round.

Drainage

Private drainage to a cesspit or septic tank with soak away.

Viewing

By appointment only with the selling agents: Ulllyotts, 64 Middle Street South, Drifffield, East Yorkshire, YO25 6QG.

Tel: 01377 253456 **Email:** pb@ullyotts.co.uk



Approximate total area⁽¹⁾
240.4 m²
Reduced headroom
3.5 m²

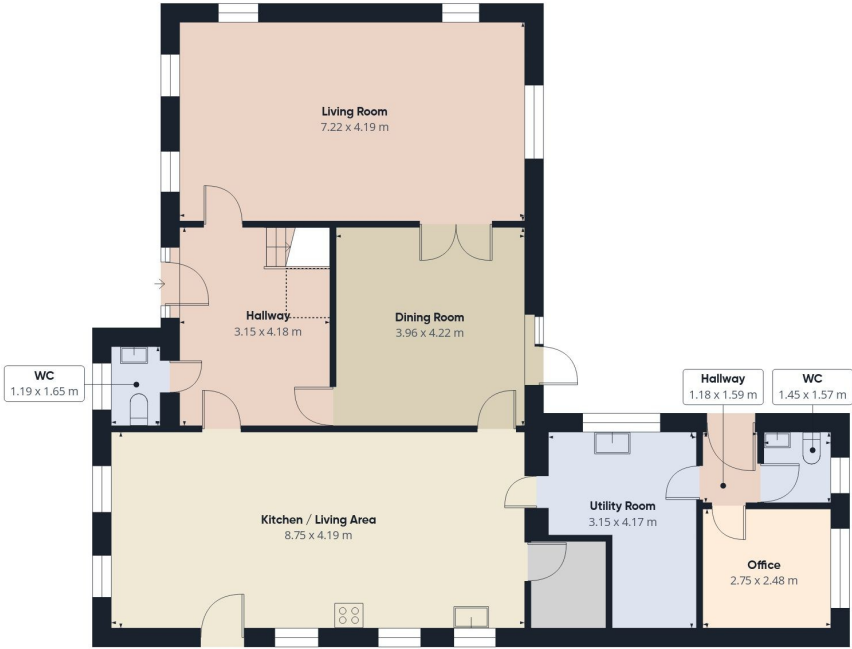
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

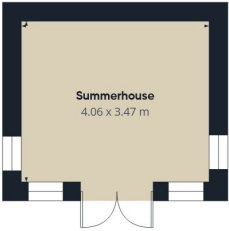
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Ground Floor



Ground Floor



Floor 1

• Ulllyotts •
EST. 1891



FARM BUILDINGS

Building 1 General-purpose building [including lean-to] (22.80m x 18.30m).

Building 2 Electric meter building (4.46m x 270m) in concrete block and box profile steel housing three phase meters.

Building 3 External grain bins. Two circular outdoor grain bins with drying floors each with an estimated capacity of 110 tons of wheat.

Building 4 Machinery shed (24.50m x 18.30m).

Building 5 General-purpose building (17.80m x 8.50m) with fair faced concrete panels to 2m.

Administrative Area - The Property is within the administrative area of the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

Agricultural land classification. The Agricultural Land Classification Map Sheet 98 identifies the land as comprising mainly Grade 2 and 3.

Alternative Use - The land may be suitable for renewable energy, carbon capture or biodiversity net gain in addition to commercial uses considering the proximity to the A63/M62 Junction subject to any necessary consents first being obtained.

Ancient Monument - The Property or any part thereof is not registered as an ancient monument under the Ancient Monuments and Archaeological Areas Act 1979.

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

Area Calculation - The area calculations set out herein are based upon the information provided by the Seller and Rural Payments Agency.

Boundaries - There are no boundary hedges or fences. There is a hedge within field SE 8728 7580.

Coastal Erosion - The Property is not considered to be at risk from coastal erosion within the next 100 years.

Completion - Following the completion of the harvest or earlier by agreement.

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 imported soil pursuant to a Waste Exemption Licence.

Countryside and Rights of Way Act - The Property is not subject to any rights of public access.

Description of the Land - The land is within the Newchurch 2 Soil Association the description of which includes that the soil comprises stoneless, clayey marine alluvium with a simple soil pattern and Foggathorpe 2, the description of which includes “*This association is dominated by slowly permeable clayey and fine loamy over clay stoneless soils....*”

Drainage -

- (a) Land drainage plans are available showing that most of the Property has been drained.
- (b) The Internal Drainage Board maintain Hogdam Drain (Wallingfen Lane), Clegg Dyke (North 2859 and 9145) Link Drain (west 9145) and Broomfleet Drain (north 2309 and 5026).
- (c) The Seller has paid the drainage rates for the current year which on Completion will be apportioned as between the Seller and the Buyer.
- (d) A septic tank serves the farmhouse which discharges into land drainage and ultimately into a watercourse.

Employment - Transfer of Undertakings (Protection of Employment) Regulations 1981 - The Property is not sold as a going concern, and the Seller will indemnify the Buyer against any obligation which is passed to the Buyer under the aforementioned regulations.

Entry (Early) - By agreement.

Environment Agency - The Seller is not aware of any reported pollution incidents affecting the Property which is shown on the Environment Agency Flood maps as being within Flood Zone 3.

Environmentally Sensitive Area - The Property is not within an Environmentally Sensitive Area.

Environmental Schemes - Part of the Property is within a Mid-Tier Countryside Stewardship Agreement number 1059656 End Date 31 December 2025. The Buyer will be obliged to comply with the terms of the agreement and to indemnify the Seller in respect of any breach.

Fixtures and Fittings - Save for two fuel tanks there are no fixture and fittings included in the sale other than those referred to in the sales particulars.

Forestry - The Property is not subject to any forestry schemes or agreements.

Genetically Modified Organism - The Property has not knowingly been used for the growing of experimental genetically modified organisms or crops.

Health and Safety - When viewing please take such steps as may be reasonably necessary to ensure your safety.

Heritage Coast - The Property is not within the Heritage Coast.

Land Classification - The Property is shown on the Ministry of Agricultural Fisheries & Food Agricultural Land Classification sheet number 98 as being mainly Grades 2 and 3.

Land Registry Title - HS182728.

Listed Buildings - The Property does not include any listed building, nor is it considered by the Seller to be within the setting of a listed building.

Minerals - The Property was formally copyhold of the Manor of Howden, and the rights saved to the lord by the 12th Schedule of the Law of Property Act 1922 are excepted.

Mode of sale - Private treaty.

National Park - The Property is not within or on the edge of a National Park.

Nitrate Vulnerable Zone - The Property is within a Nitrate Vulnerable Zone.

Notices - The Seller is not aware of any notices having been served in connection with the Property within the last four years and if any such notices are served prior to completion then the Seller will undertake to provide copies of such notices to the Buyer.

Outgoings - The Seller is not aware of any outgoing other than Council Tax and drainage rates payable to the Ouse and Humber Internal Drainage Board.

Overage - None - The Property is not subject to any overage provision or restriction preventing the future use of the Property for renewable energy, intensive livestock buildings, carbon capture, biodiversity net gain or alternative commercial uses considering its proximity to the A63/M62 Junction subject to any required permissions/consents first being obtained.

Planning - Planning permission for a farmhouse was granted by a notice of decision dated 16 December 1996 in respect of application number 2/96/0685 with condition 2 providing that “*The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents*”. That planning permission was not implemented and a “*Certificate of Lawfulness for the erection and continued use of a dwellinghouse*.” was granted by the decision dated 23 October 2024 in respect of planning application 24/02413/CLE. In summary no occupancy condition applies to the farmhouse.

Ramsar - The Property does not include a Ramsar Site.

Rights of Way - The Seller is not aware of any public rights of way affecting the Property and none are shown on the online version of the Definitive Map.

Schedule - Crops recently grown include winter wheat, field beans, linseed, winter barley, spring oats and spring barley.

Roads - The Property has frontage to public roads being Wallingfen Lane and Common Road/Ponds Lane.

Property - The Property is all that property within Land Registry title number HS182728.

Schedule – Crops recently grown include winter wheat, field beans, linseed, winter barley, spring oats and spring barley.

Seller - The Seller is a registered proprietor as shown on the Land Registry title.

Services -3 phase electricity with the meters in the farm building.
Mains water via a private supply pipe from a water meter situate at the junction of Wallingfen Lane with Common Road.

Singular, Plural, Masculine or Feminine - In these sales particulars words importing the masculine shall include the feminine and words importing the singular shall include the plural and vice versa.

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

Tenure - Freehold.

Timber - The Seller's entitlement (if any) to the timber rights is included in the sale.

Title - Land Registry Title number HS182728.

Vacant Possession - On completion.

Valuation - There will be no ingoing or outgoing valuation save for payment for any growing crop if the Buyer takes over a growing crop.

VAT - The Seller has not opted to tax.

Sheet No.	Field No.	BPS Hetares	Acres	Land Use
SE8728	None	*1.1780	2.91	Farmstead *estimated
SE8728	4248	0.9472	2.34	Farmstead grass and woodland
SE8628	9145	9.7999	24.22	Arable
SE8728	2859	26.7315	66.05	Arable
SE8728	2309	10.4252	25.76	Arable and other
SE8728	5026	7.9413	19.62	Arable
SE8728	6758	0.0821	0.20	Grassland
SE8728	7580	14.7121	36.35	Arable
SE8728	7878	0.2500	0.62	Grassland
SE8728	9884	0.7355	1.82	Grassland
Total		72.8028	179.89	

Wayleaves – Running parallel to and on the south side of Common Road/Pond Lane is a water pipe, or main, subject to a Deed of Easement dated 16 January 1980 in favour of Yorkshire Water which pipe runs through field numbers SE 8728 2309 and 5026. There are overhead wooden pole electric lines subject to wayleave agreements 6-18931/00 and 6-10067/00. The 2024/2025 amounted to £267.45 Any payments received by the Seller prior to completion will not be apportioned.

What3words – dignify.merchant.acclaimed

Town and Country Planning: This sale is subject to any existing Town Planning Schemes' Resolution and to the provisions of the Town and Country Planning Acts.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the Seller's agent and the Buyer shall be deemed to have satisfied himself as to the description of the Property and any error or misstatement shall not annul the sale or entitle either party to compensation in respect thereof.

Other Matters:

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 misstatement 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 acreage within this brochure are based upon the 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 conditions of sale and the sales particulars.

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Ulliyotts (Driffeld) Limited, 64 Middle Street South, Driffeld, East Yorkshire, YO25 6QG

Scale 1:8000 (at A4)
200 m

