

# DENSHOLME FARM

HULL ROAD, GREAT HATFIELD, HULL, EAST RIDING OF YORKSHIRE, HU11 4UX

**CUNDALLS**  
EST 1860









## **DENSHOLME FARM** **HULL ROAD, GREAT HATFIELD,** **HULL** **EAST RIDING OF YORKSHIRE** **HU11 4UX**

*Great Hatfield 0.1 miles, Hornsea 3.6 miles, Beverley 12.5 miles, Hull 12 miles, Driffild 17 miles (All distances approximates)*

### **VERSATILE RURAL LIFESTYLE PROPERTY SET IN ATTRACTIVE EDGE OF VILLAGE SETTING**

*"A rare opportunity to purchase a rural lifestyle property comprising a comfortable five-bedroom farmhouse, excellent range of agricultural and ancillary buildings and in all set in a ring fence extending to 27.90-acres"*

**House:** A comfortable farmhouse extending to five bedrooms and providing spacious family accommodation. The property includes open kitchen diner, living room, dining room, office, utility and cloakroom to the ground floor. There are five bedrooms and family bathroom located to the first floor. The house is set in mature, lawned gardens with benefit of garage.

**Ancillary Buildings:** A classroom complex comprising modern, single storey, timber structure together with farm office, changing room, visitor toilets and potting shed. The complex was utilised for the running of the Community Care Farm in recent years but offers the opportunity for alternate uses, subject to the necessary consents.

**Land and Agricultural Buildings:** In all the land extends to approximately 27.90 acres and is set within a ring-fence, comprising arable, grass and woodland. There are an excellent range of steel framed grain stores, machinery store and livestock buildings.

### **FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS**

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**LOT ONE:** Farmhouse, Range of Buildings and 6.72ha (16.61 acres)  
**Guide Price: £900,000**

**LOT TWO:** 4.57ha (11.29 acres) of arable land  
**Guide Price: £120,000**

**WHOLE:** Farmhouse, Range of Buildings and 11.29ha (27.90 acres)  
**Guide Price: £1,020,000**



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## DESCRIPTION / BACKGROUND

Rarely do such versatile small holdings become available, offering a variety of facilities as well as potential to develop further or explore alternate uses, subject to the necessary consents. Densholme Farm has been operated as an Organic Community Care farm in recent years and comes to the market due to the semi-retirement of the Fell family.

Densholme Farm is a superbly versatile, residential and agricultural smallholding offering well-presented range of facilities offering excellent potential. The property is set in a rural, yet accessible location, on the edge of Great Hatfield and in all extends to 27.90-acres.

Densholme Farm comprises a comfortable family farmhouse, extending to five-bedrooms with the accommodation set over two-storeys. The property was built in the mid-1980's and is well-presented with open plan kitchen diner, separate utility and office set off. There is a living room, dining room, central hallway, entrance porch and cloakroom to the ground floor. There are five well-proportioned bedrooms and family bathroom to the first floor.

There is a versatile classroom complex comprising single storey, timber frame building which was utilised in support of the Community Care Farm. This is a modern and energy efficient building, set in a private position and offers alternate use potential, subject to the necessary consents. There are additional facilities including farm office, changing room, visitor bathroom facilities and potting shed.

In total the farm extends to 29.70-acres, set within a ring fence and includes grass, arable and woodland. The land has previously been certified as Organic and is suitable for those with agricultural, equestrian or conservation / wildlife interests. There are an excellent range of general purpose, grain stores and livestock buildings constructed of steel portal frame and have been utilised in support of the Fell family's farming business.



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## LOCATION

Densholme farm is located in a rural yet accessible position, on the edge of Great Hatfield village and within the East Riding of Yorkshire. The property is located off the Hornsea Road and benefits from road frontage.

The hamlet of Great Hatfield comprises modest range of residential and agricultural properties. A further range of services and amenities can be found in the coastal village of Hornsea, set approximately 3.6 miles north east. These include convenience store, fuel garage, shops, food outlets, church, primary school and doctors' surgery.

A full range of high-quality services and amenities are located within the commercial hub of Hull including variety of shops, convenience stores, leisure, recreational and sporting facilities. There are also number of primary, secondary and further educational institutes, health care facilities and mainline railway station providing links to London Kings Cross and Edinburgh Waverley in under 2-hours.

Additional services and amenities can be found in the traditional market town of Beverley including further convenience stores, public houses, café's restaurants, hoteliers and recreational facilities. The town is also home to railway station providing further transport links.

There are a number of good, nearby road networks, linking the property to local services and amenities including the A1033, A63, A164 and A165.



## FARMHOUSE

The residential accommodation comprises a spacious and well-proportioned farmhouse, originally constructed in the 1980's but subsequently extended and modernised. The accommodation is set over two-storeys and extends to five-bedrooms and benefits from single garage and mature, lawned gardens.

### GROUND FLOOR

**FRONT ENTRANCE PORCH/SUN ROOM:** 2.34m x 1.943m

Roof light. South facing. Tiled floor. uPVC side windows and double front door to drive. Double uPVC doors to:-

**FRONT ENTRANCE HALL:** 3.641m x 2.072m (max)

Double panel radiator. Karndean flooring. Coved ceiling. Stairs off. Off to left:-

**LIVING ROOM:** 5.098m x 3.646m

Stone-raised shelved area (TV). TV aerial point. uPVC bay window. Stone fireplace with timber overmantle and slate hearth. Arched recessed shelved alcove with cupboards beneath. Double panel radiator. Off to right:

**DINING ROOM:** 3m x 6.44m

Karndean timber floor. Crystal wall light. 2 x double panel radiators. Arched opening to Kitchen. uPVC sliding French doors to garden.

**FARMHOUSE KITCHEN:** 6.583m (max) x 4.115m

Double panel radiator, base and eye-level cupboards. NEFF four ring induction hob. NEFF stainless steel extractor hood. Timber-effect worktops (off-white), NEFF oven, microwave combi oven plus warming oven, NEFF dishwasher, stainless steel inset sink with mixer tap and single drainer. Three overhead LED spotlights (over sink). Illuminated over worktops beneath cupboard units. Matching fridge with shelved freezer unit beneath. Arched recess display over with cupboards and shelves beneath. Vinyl floor.

Cloaks cupboard off with coat rail and timber step.

**OFFICE off:** 1.803m x 2.686m

Double panel radiator. Shelved desk area to either side. Coved ceiling. Vinyl floor.

**UTILITY ROOM off:** 1.802m x 3.590m

Built-in single drainer stainless steel sink with grey marble effect worktop. Waterproof panel to back of worktops. Built-in cupboards and shelf units. Plumbed for automatic washing machine. Vinyl tile-effect flooring.

**REAR ENTRANCE HALL:** ('L' shaped) 3.199m x 1.054m and 2.241m x 1.473m

Storage shelved areas off. Coat hooks. Cupboard (vented) housing boiler controls.

### FIRST FLOOR

**LANDING:** 5.536m x 1.801m and 3.053m x 1.738m (max)

Airing cupboard off with lagged water cylinder, electric immersion (not tested), timber airing shelves over. Shelved walk-in cupboard off with four timber shelves.

Bedrooms from Front

**BEDROOM 1:** (East, Front) 2.895m x 3.196m (to fitted wardrobe front).

Double panel radiator. White 2 + 1 corner wardrobe with hanging rails and storage shelves. Further shelved storage area to bedside with cupboards over. Bed recess and storage units to each side of bed recess.

**BEDROOM 2:** (West, Front) 3.954m x 3.093m (in each case measured to wardrobe fronts)

Double panel radiator. Fitted wall of shelf and wardrobe units with wardrobe either side of recessed bed space with drawers either side as bedside tables. Cupboards over bed recess with LED lights over bed. Further walk-in wardrobe with hanging rail and shelf over.

**BEDROOM 3:** 3.137m (to fitted wardrobe front) x 2.895m.

Single panel radiator. Wall of three wardrobes with mirrored recess (two wardrobes have hanging rails and timber shelving.) Dressing Area with drawer units beneath.

**BEDROOM 4:** 2.688m x 2.807m

Single panel radiator. Cupboard.

Walk-in Wardrobe area off: 1.592m x 1.460m organised as Storage/Desk area.

**BEDROOM 5:** 2.457m to wall of wardrobe fronts) x 3.611m.

Single panel radiator. Three wardrobes with hanging rails and three drawers beneath.

**BATHROOM:** 2.990m x 2.631m

Vinyl tile-effect flooring. White composite bath, tiled over to approx. 700mm. Six ceiling LED spotlights. Chrome ladder towel rail. Walk-in shower cubicle (curved glass front). Mira electric shower. Low flush w.c. with encased cistern. Large wall mirror. Tiled to waist height in white tiles. Built-in whitewash hand basin with shelved cupboards beneath and mirror over with LED downlights. Storage cabinets either side. Motion-activated low light on landing near bathroom.





## OUTSIDE

### GARDENS

To the front and side of the house is a gravelled drive from Hornsea Road which also leads to the farm buildings. A conifer hedge provides privacy from Hornsea Road, behind which there is a lawned area with flower borders to the front of the house and a gravelled parking area.

To the rear of the house is a gravelled and flagged area with a path leading to the classroom area.

**GARAGE:** 7m x 4.05m (internal)

A brick and tile garage with a personnel door lies to the north-west of the house with electric lighting and sockets.



## ANCILLIARY BUILDINGS

Densholme Community Farm operated from a classroom complex including single storey, timber frame building together with changing room, visitor bathroom facilities, potting shed and farm office.

**POTTING SHED:** 3.438m x 1.413m internal

Open-fronted. Timber construction with felted roof.

**FARM OFFICE:** 3.345m x 3.947m internal

Of timber construction with a felted roof. Electrics installed and non-slip floor.

**CHANGING ROOM:** 3.022m x 4.067m

With Disabled W.C., grab rails, wash hand basin, overhead tracks with hoist around internal edge of building (not tested). Changing bench – height adjustable. Electric heater for frost-proofing. Anston water heater. Non-slip floor with coved edges.

### AGRICULTURAL/VISITOR TOILETS

2 No. w.c.'s as two separate cubicles. Pedestal wash hand basin. Electric water heater. Concrete floor. 2 No. external wash basins (H/C).

## CLASSROOM COMPLEX

The classroom comprises a modern energy efficient single-storey timber framed structure with a rubber surfaced flat roof. The classroom would be readily adaptable to form offices or, for example, a farm shop, subject to planning and any other necessary consents. Conversion to a dwelling may be feasible, again subject to planning and any other necessary consents, as the area has a quite well separated curtilage from the farmhouse area. The classroom is very energy efficient with a Class A commercial energy rating.

**ENTRANCE LOBBY:** 4.319m x 1.590m

With pedestal wash hand basin in white, tiled over. Coat rails. Electrical distribution board and fire alarm control panel.

**DISABLED W.C. off:**

With grab rails, wash hand basin and air hand dryer. Non-slip floor. Substantially tiled with high level ceiling.

**CLASSROOM:** 9.699m x 6.70m internal

The underfloor heating is powered by the air source heat pump which also supplies water to hot water tank. A double glazed range of windows and French doors to the south provides very light and airy conditions. The classroom is equipped for food preparation with worktops along the northern wall incorporating a Bosch dishwasher, stainless steel single drainer sink unit (H/C) with mixer tap, NEFF four induction hob, Bosch electric oven, extractor canopy (stainless steel) to outside. Eye-level and lower fitted cupboards. 9 No. twin LED tube lights. To the front, on the southern side, there is a covered walkway/veranda with non-slip decking and wheelchair ramps. Externally, there are significant areas of gravelled parking with two block paved disabled parking spaces



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## FARM BUILDINGS

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An excellent range of more modern farm buildings sit to the north of the farmhouse. They have been utilised as general purpose, workshop, grain stores and livestock buildings.

### GRAIN STORE

*11.98m x 17.98m plus North Lean-To: 17.981m x 6.179m & Southern Lean-To: 17.981m x 6.459m* to part with a section at the western end reducing by 2.820m over a length of 4.462m.

These buildings have the biomass (wood pellet) boiler in the south-east corner, referred to subsequently, together with solar panels on the roof, also referred to in the Heating and Energy section of these particulars.

### CATTLE BUILDING AND ADJACENT STORAGE BUILDING

*Two x 15.122m x 10m x approx. 3.6m*

Steel portal framed buildings. These two buildings comprise two adjacent spans with a central valley gutter and comprising concrete block walls to 1.88metres height with space boarding above and a central sheet steel clad vehicular access door with integral personnel door. The southern building has a concrete floor.

The adjacent building to the north has space boarding surrounding down to 1.9m above ground level but is otherwise open-fronted and sided at lower levels and has been used for covered storage. Both of these buildings were erected in approximately 2013.

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## LAND

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The land within the holding has been used for agriculture for the most part and, in recent years, has been planted with Countryside Stewardship Scheme land covers including wild bird seed and other similar crops. The land has been operated as part of an organic holding.

### Lot 1

Land use within Lot 1 of the property can be summarised as the following areas:-

Established Woodland: 3.31 Acres

Established Orchard: 1.21 Acres (recorded as permanent crops)

Woodland adjacent to the Classroom: 0.54 Acres

Educational/Training Area/Car Parking adjacent to the Farm buildings: 0.27 Acres

Open Growing Land: 8.35 Acres

Farm buildings & adjacent Hardstanding /Circulation Areas: 0.8 Acres

### Lot 2

This comprises 4.57 Ha (11.292 acres) of arable land to the east of Lot 1 and is accessed from Hull Road and separated from Lot 1 by a native species hedge.

The land is 'L' shaped in plan and comprises level, quite free working, soil.

### Land Classification

The land is classified as Grade 2 on the former Ministry of Agriculture, Fisheries and Food Land Classification Plan. Grade 2 is described as very good quality agricultural land with minor limitations that affect crop yield, cultivations or harvesting. A wide range of agricultural and horticultural crops can usually be grown.





## GENERAL INFORMATION - REMARKS & STIPULATIONS

### ENVIRONMENTAL / COUNTRYSIDE STEWARDSHIP SCHEMES

The land is no longer subject to any Environmental / Countryside Stewardship Schemes with the scheme ending on 31<sup>st</sup> December 2024 together with the Organic registration.

### EASEMENTS, RIGHTS OF WAY & WAYLEAVES

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not.

### BOUNDARIES

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, mineral rights are in hand and we understand to be included within the sale.

### HEATING AND ENERGY

The farmhouse is heated by a biomass boiler located within the corner of the grain store. The boiler is a Hargassner Classic Lambda 58 kW and incorporates a 6-tonne outdoor wood pellet hopper store and within the building close to the boiler is an accumulator and related delivery items for hot water. The biomass boiler was installed in 2016.

There are solar panels on the south facing slope of the grain store roof, the panels feeding into the electricity grid through a contract with OVO Energy. Details of the earnings of the panels and their performance can be obtained from the selling agents.

### METHOD OF SALE

The property is being offered for sale by the joint selling agents, Cundalls and Michael Glover LLP. by private treaty as a whole or in two lots.

For those with queries please contact Edward Wilkinson at Cundalls on 01653 697 820 / 07548 225974 or email: [edward.wilkinson@cundalls.co.uk](mailto:edward.wilkinson@cundalls.co.uk)

For those with queries please contact Michael Glover at Michael Glover LLP on 01482 863747 / 07801 595738 or email: [mglp@mglp.karoo.co.uk](mailto:mglp@mglp.karoo.co.uk)

### GENERAL INFORMATION

Services:	Biomass Boiler, mains electric and water. Septic Tank Drainage.
Council Tax:	Band D.
Planning:	East Riding of Yorkshire Council Tel: 01482 393647
Tenure:	The property is Freehold and vacant possession will be given upon completion.
Viewing:	Strictly by appointment with the joint agents on 01653 697 820 or 01482 863747
Postcode:	HU11 4UX

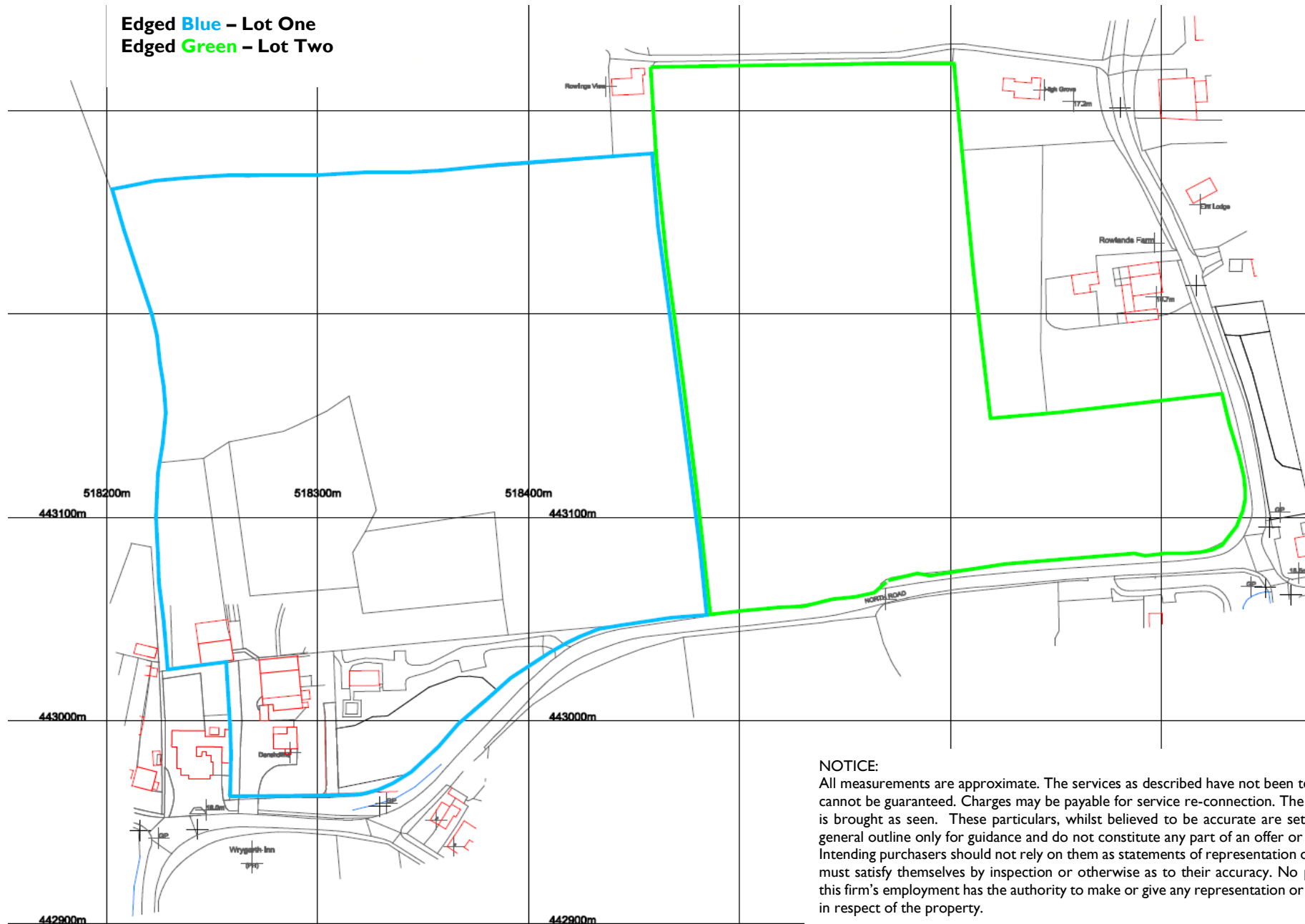








Edged **Blue** – Lot One  
Edged **Green** – Lot Two



**NOTICE:**

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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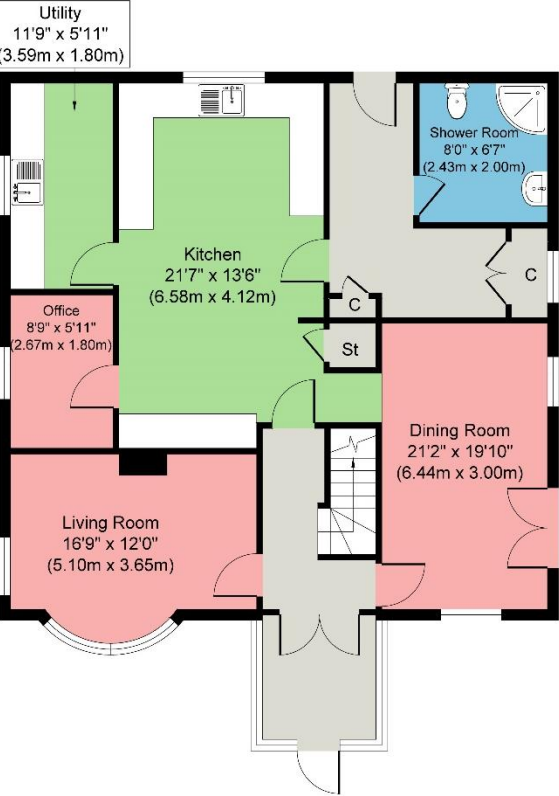
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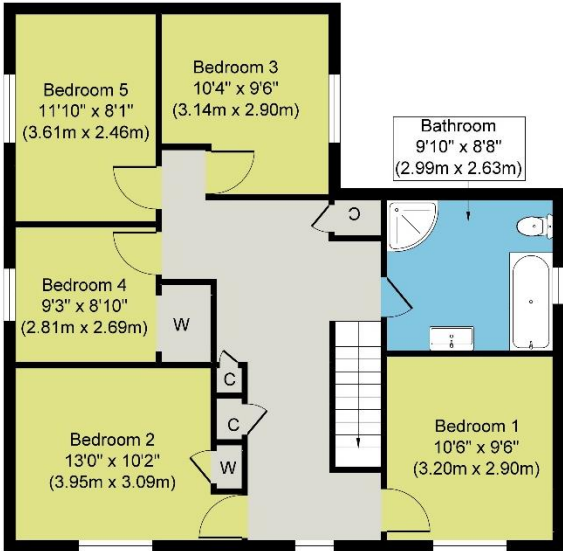


FLOORPLANS (not to scale for approximate guidance only)

FARMHOUSE

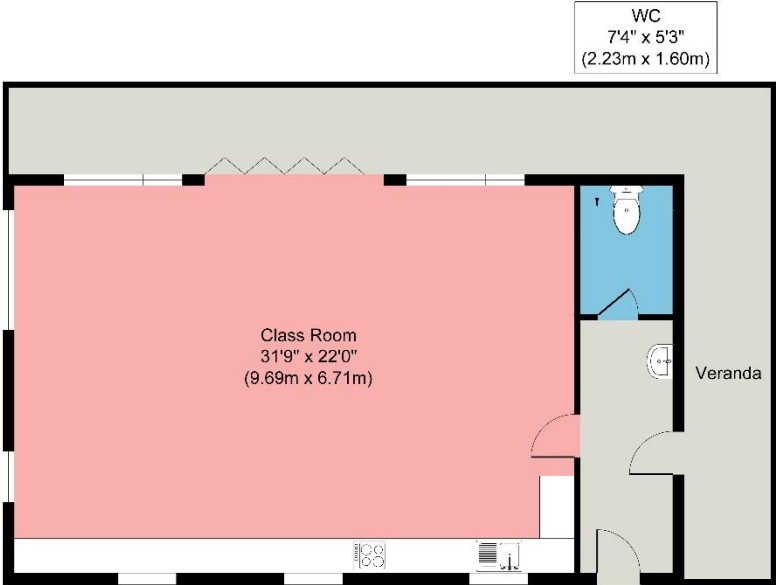


Ground Floor  
Approximate Floor Area  
985 sq. ft  
(91.55 sq. m)



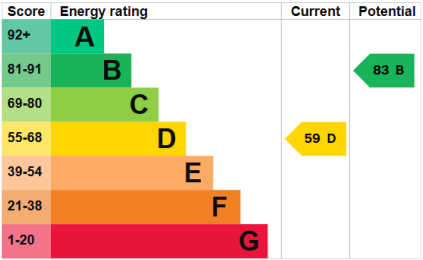
First Floor  
Approximate Floor Area  
790 sq. ft  
(73.39 sq. m)

CLASSROOM



Approximate Floor Area  
823 sq. ft  
(76.42 sq. m)

FARMHOUSE



CLASSROOM





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