

# SOUTHFIELD HOUSE FARM

BURTON FLEMING - DRIFFIELD - EAST YORKSHIRE

**CUNDALLS**  
Est 1860







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## BURTON FLEMING - DRIFFIELD - EAST YORKSHIRE

*Hunmanby 4 miles, Filey 7 miles, Bridlington 8 miles, Driffeld 10 miles, Malton 22 miles, Beverley 24 miles, York 35 miles, (all distances approximate)*

### A HIGH QUALITY WOLDS ARABLE FARM

*A rare opportunity to purchase a very high quality Wolds arable farm situated in a pleasant edge of village position comprising a period 5 bedroom house, large range of modern buildings and in all 322 acres within a ring fence.*

- **Farmhouse:** Attractive 5 bedroom Georgian farmhouse of over 3,000sq.ft situated in lovely walled gardens within a private edge of village position.
- **Traditional Buildings:** A range of traditional single and double storey buildings providing useful storage space, and offering possible development potential
- **Farm Buildings:** A very good range of modern farm buildings providing 32,000 sq.ft of floorspace and providing good quality grain storage and drying system, workshop and machinery storage. There is the benefit of a second range of buildings with a separate access point offering potential.
- **Agricultural Land:** In all around 322 acres situated in a ring fence with complete internal field access and providing 308 acres of Grade II farmable arable area producing high yielding cereal crops

FOR SALE AS A WHOLE

GUIDE PRICE: £5,000,000

**CUNDALLS**  
EST 1860

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## INTRODUCTION

Southfield Farm is a very high quality and well equipped Wolds arable farm situated within a popular farming district situated just south of Burton Fleming, between Hunmanby, Wold Newton and Rudston in the heart of the Yorkshire Wolds.

The farm has been occupied by the Wells family since 1929 and is a therefore a genuinely rare opportunity to purchase an equipped ring fenced Wolds arable farm of this nature. The sale of the farm is following the unfortunate death of Mr Keith Wells who was extremely well regarded within the Yorkshire farming community and operating as T E Wells & Sons Ltd the farm was an award winning holding for crops, soil and agronomy management.

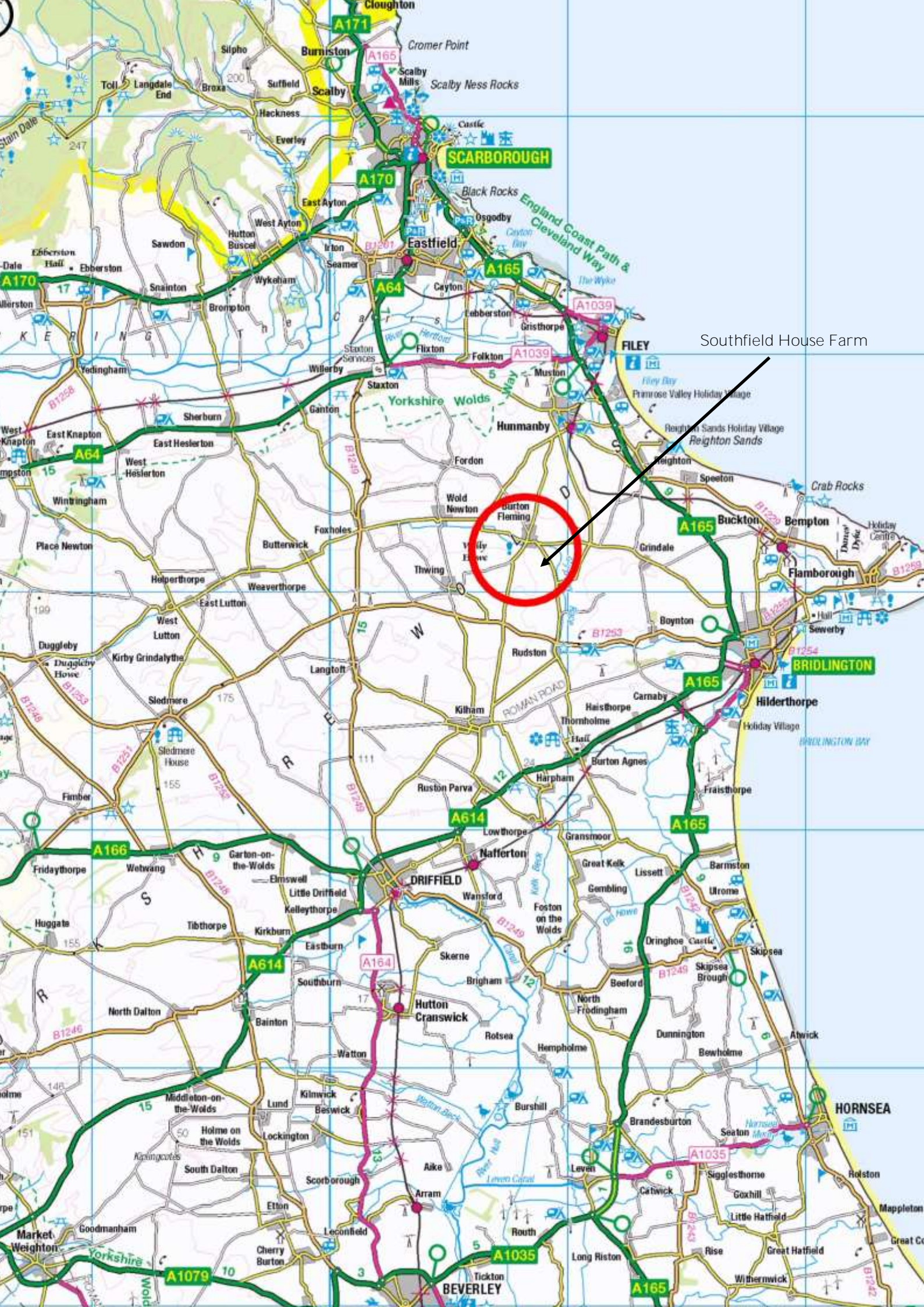
The farm comprises a well proportioned and spacious 5 bedroom Georgian farmhouse in lovely walled private garden and grounds, an attractive range of traditional buildings, a superb range of good quality modern buildings providing drying facilities and storage for over 1,000 tonnes of grain, first class workshop and general storage. The farm amounts to just over 322 acres within a ring fence with complete internal road access and no requirements to travel 'off farm' to access any fields.

Southfield Farm is situated immediately to the southern edge of Burton Fleming village and is located in a very private and peaceful position in a rural yet accessible position.

The farm is an ideal proposition for those looking for a very high quality, high yielding Wolds arable farm which has been farmed to an excellent standard by the current owners and benefits from modern high quality buildings and grain storage, large easy working fields on free draining soils and all situated within a ring fence.

The farming business has most recently been operated as a purely arable unit, providing a mixed rotation of winter wheat, winter and spring malting barley and oilseed rape which is operated alongside catch crops. The farm would also be capable of producing root crops including seed potatoes.





Southfield House Farm



## LOCATION AND SITUATION

Southfield Farm is situated in a private position immediately to the edge of Burton Fleming Village with access off South Lane to the north and separate road access to the far southern boundary of the farm off the Burton Fleming to Rudston road.

Burton Fleming is a traditional village set within the attractive countryside of the Yorkshire Wolds. The village is within easy reach of the market town of Driffield (10 miles) and the nearby coastal towns of Bridlington (8 miles) and Filey (7 miles). The nearby village of Hunmanby (around 4 miles away) is very well serviced and has a range of shops, school and railway station on the Hull to Scarborough line.

The market town of Driffield is located approximately 10 miles to the south and offers a comprehensive range of services and amenities including supermarkets, convenience stores, fuel filling stations, leisure, recreational and sporting facilities. The town is also home to educational and healthcare institutes including primary & secondary schools, doctors surgery, general hospital and dental practitioners.

Driffield is well connected via road and rail links within close proximity and railway station providing links to Bridlington, Hull and further afield.

A further range of services and amenities can be found in the coastal town of Scarborough which is located approximately 15 miles north including food outlets, cafes, hoteliers, restaurants, leisure and recreational facilities. The town is a popular tourist destination with visitor attractions and accommodation and the town is also home to further educational and healthcare facilities

The area is unspoilt and offers a picturesque mix of rolling countryside with towns and villages nestled within and quick and easy access to the Coast at Filey, Scarborough and Bridlington.

The historic City of York is 30 miles distant where further amenities are available including mainline train services to London Kings Cross and Edinburgh, Scotland in under two hours.

**COMMUNICATIONS:** Nearby access onto the A165, A614 and A64 providing links onto the A1 (M), A19, M1 and M62.

**TRAIN STATIONS:** Hunmanby, Driffield, Bridlington, Scarborough, Malton and from York access to London Kings Cross in under two hours.

**AIRPORTS:** International airports at Durham Tees (50 miles), Leeds Bradford (50 miles), Newcastle and Doncaster.

**SHOPPING:** Quality retailing with major national fashion

retailers in York, Beverley and Leeds. Superb range of independent retailers in Driffield, Filey, Malton and Scarborough. Hunmanby provides a good range of retailers.

**SCHOOLS:** Excellent range of private and state schools nearby including Scarborough College, Pocklington School and **St Peter's York. Local villages offer primary schools and there** are comprehensive secondary schools at Scarborough, Bridlington, Driffield and Filey.

**RACING:** Malton and Norton are well known for the breeding, training and racing of thoroughbred racehorses and there are gallops at Langton Wold, available on a daily use basis.

Racecourses with meets at York and Beverley and further afield Wetherby, Thirsk, Catterick and Doncaster.

**FISHING:** There is excellent sea fishing off the coast at Filey, Scarborough and Bridlington. High quality fly fishing for trout and grayling is available on a number of rivers including the local River Derwent, River Rye and chalk stream Driffield Beck.

**The River Esk, Yorkshire's premier Salmon and Sea Trout, is** only a short distance away near Whitby.

**SHOOTING:** The area has a wide and varied amount of quality game shooting available, including Dawnay Estates at Wykeham, Place Newton Estate at Wintringham, Raisthorpe, Ganton, Birdsall, Garrowby, Warter Priory and Mulgrave. Grouse shooting is available on the North York Moors including the renowned Danby, Bransdale, Rosedale and Westerdale Moors.

**HUNTING:** Local hunting is available with the Holderness, Derwent and Middleton Hunts.

**GOLF:** The world famous Ganton Golf Club, which has hosted the Ryder, Curtis and Walker cups is only 8 miles distant. Other courses at Malton, Scarborough, York and Driffield.

**THEATRE:** The Stephen Joseph theatre is based at Scarborough with resident Alan Ayckbourn. York has the York Theatre Royal and the Grand Opera House.

**HISTORIC HOUSES:** The area is home to many notable Estates and historic houses including Wykeham, Castle Howard, Thorpe Hall, Rudston, Burton Constable, Sledmere, Scampston, Hovingham, Burton Agnes, Duncombe Park and Nunnington.

## RESIDENTIAL ACCOMMODATION

### SOUTHFIELD FARMHOUSE

The residential accommodation at the farm is situated in an attractive Georgian farmhouse which we understand was historically built by the Thorpe Hall Estate as a Hunting Lodge. The house provides well proportioned rooms and includes a number of very attractive period features such as sash windows and shutters and ornate cornice.

The property is constructed of brick under a pitched tile roof and is set to the north of the farmyard, in a pleasant private position within a south facing walled garden. The house provides over 3,000sq.ft of very nice living accommodation with the benefit of a large dining-kitchen and two separate reception rooms.

The living accommodation is situated on two floors. To the ground floor the property is accessed from the rear courtyard and leads into an entrance porch which leads to a farm office, an inner hall then leads through to a large open plan dining-kitchen, dairy, cloakroom and utility room. The formal entrance hall leads to a sitting room, living room and conservatory with lovely views and access to the garden. To the first floor there are five bedrooms and family bathroom facilities.

Externally the property is situated in lovely south facing walled gardens and grounds. The gardens provide a large expanse of lawned gardens, mature shrubs and herbaceous borders, fruit trees, veg patch and mature deciduous trees including a fine copper beech. To the north and west of the house is a range of traditional buildings providing storage, a double garage and a large tarmac drive providing parking for numerous vehicles.

Please see the floorplan below for the internal layout:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## FARM BUILDINGS

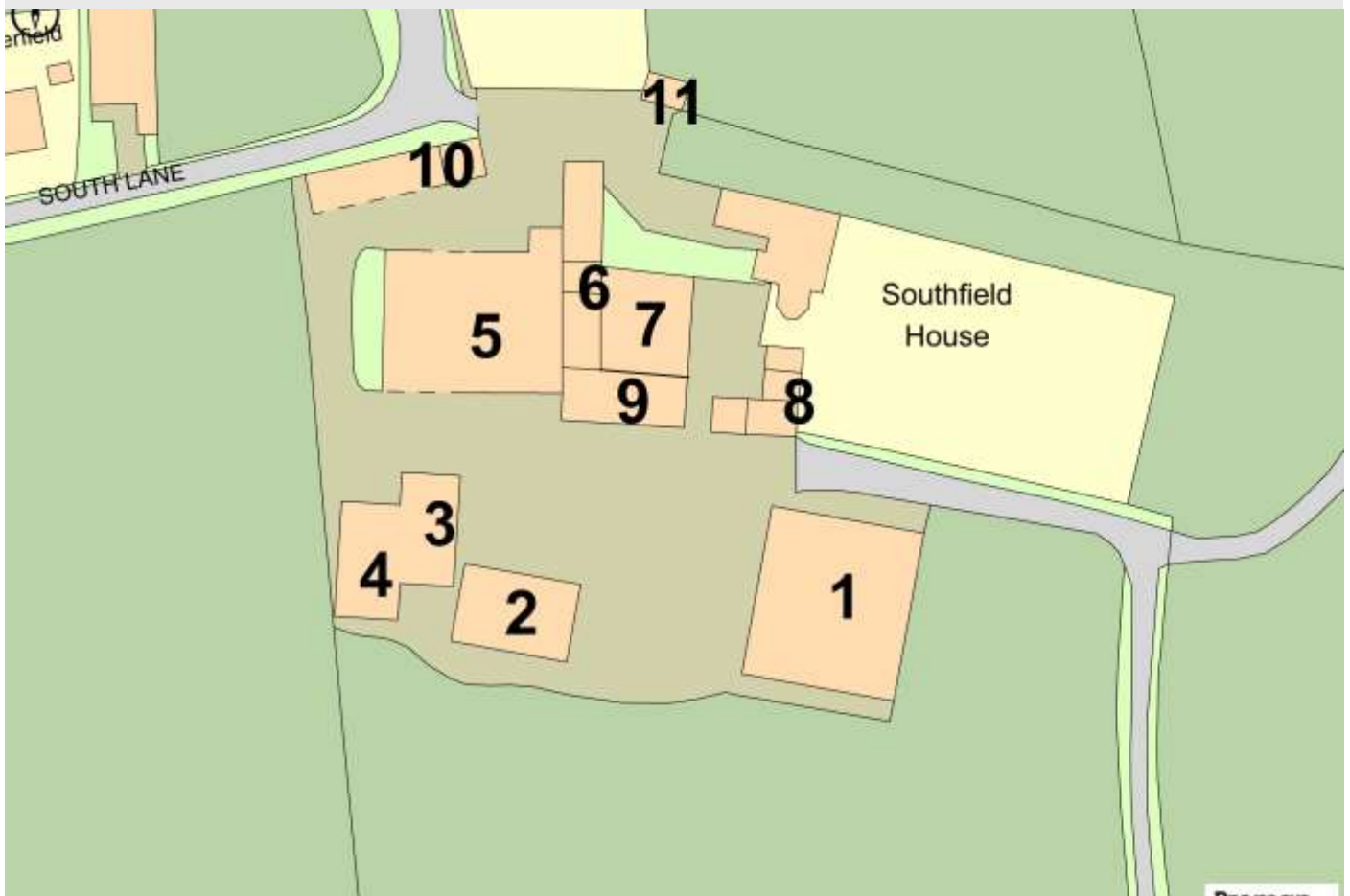
Southfield House Farm benefits from a comprehensive range of buildings including, grains stores and drying facilities, workshop and general purpose storage together with more traditional ranges of brick & pantile buildings.

Overall, there is in excess of 32,000sq.ft of farm buildings, comprising mix of traditional brick buildings together with modern steel portal frame, general purpose and livestock buildings.

There is a traditional range situated nearer the farmhouse which is utilised as storage, workshop and chemical stores which then leads through to more modern general purpose buildings and a large top yard providing a substantial yard turning and loading area with access to the most modern buildings.

The farm benefits from a separately located range of buildings to the southern boundary with access off the Burton Fleming to Rudston road and providing useful storage space and the potential to develop a larger farmstead or second agricultural workers house subject to consents.

*The buildings comprise:*





## BUILDINGS SCHEDULE

No	BUILDING	SIZE	DESCRIPTION
1	GRAIN STORES	27m x 24.2m	High quality adjoining grain stores, comprising two adjacent steel portal frame buildings with corrugated fibre cement roof. Concrete floor throughout. Utilised for grain and machinery storage. 2 x roller shutter doors and 2 x personal doors. Electric and light.
2	WORKSHOP	18.3m x 12.3m	A first class modern workshop building. <i>Steel portal frame with roller shutter door, side personal door, corrugated fibre cement roof and side cladding. Concrete floor throughout. Well fitted with work benches , office area, W.C. facilities and mezzanine store.</i> Electric and light.
3	MACHINERY STORE	18.1m x 9.2m	Timber frame building with fibre cement roof. Concrete floor. Sliding doors. Electric and light.
4	GRAIN STORE	18m x 9.96m	Steel portal frame building with concrete floor throughout and concrete panel and fibre cement sheet walls set under fibre cement sheet roof.
5	GRAIN STORE & DRYING SHED	28.2m x 22.2m	Steel portal frame building housing Sveyman grain dryer and intake with conveyor system to 10 grain bins and on-floor grain store. Electric and light.
6	TRADITIONAL GRANARY	33m x 6m	Traditional range of brick under pantile roof storage buildings utilised as agricultural storage space with smaller implements, tools and parts stored within.
7	MACHINERY STORE	24m x 14.2m	Steel portal frame building with fibre cement roof. Concrete floor.
8	TRADITIONAL RANGE	13.3m x 13.7m	Single storey range of brick and pantile, roof buildings. Utilised for agricultural storage including machinery and small implements.
9	GENERAL STORE	19.5m x 5.5m	Brick with corrugated fibre cement roof.
10	CART BARN	21.9m x 6.1m	Constructed of traditional red brick with pantile roof. Accommodating 7 open bays and 1 loose box for general agricultural storage and garage facilities.
11	DOUBLE GARAGE	5.5m x 5.5m	Single story garage constructed of brick under a pantile roof with a secured roller shutter door.
	WOLDS BUILDINGS	18.6m x 12m	Situated to the southern boundary of the farm, between arable fields numbered 8 & 9 on the plan with access off Burton Fleming road.  Consisting of a former brick range now comprising external walls with timber frame building with lean-to. Utilised for machinery & produce storage



















## AGRICULTURAL LAND

In all Southfield House Farm amounts to approximately 322 acres, all within a ring fence and with the benefit of been private with no rights of way situated over the farm.

Around 308 acres comprises Grade II arable land operated on a cropping rotation of winter wheat, winter and spring malting barley and oil seed rape. Potatoes are not produced but the land would be suitable for root cropping including seed potatoes. The remaining land comprises an area of permanent pasture, ponds, tracks and the farmstead.

The farmstead is situated to the northern boundary from which there is a well-maintained track leading to all the agricultural land and providing access back through to the Burton Fleming to Rudston public highway to the south.

The arable land comprises eight generally flat, large open fields with free draining chalk soils with a good soil depth suitable for high yielding cereal and root cropping. The land has been very well farmed with highly fertile deep bodied soils.

The farm has some grass holding paddocks surrounding the farmstead providing useful livestock or horse grazing.

The land is situated in a position approximately 40 to 60 metres above sea level.

## LAND CLASSIFICATION

The land is shown on the former Ministry of Agricultural Provisional Land Classification map as Grade II land.

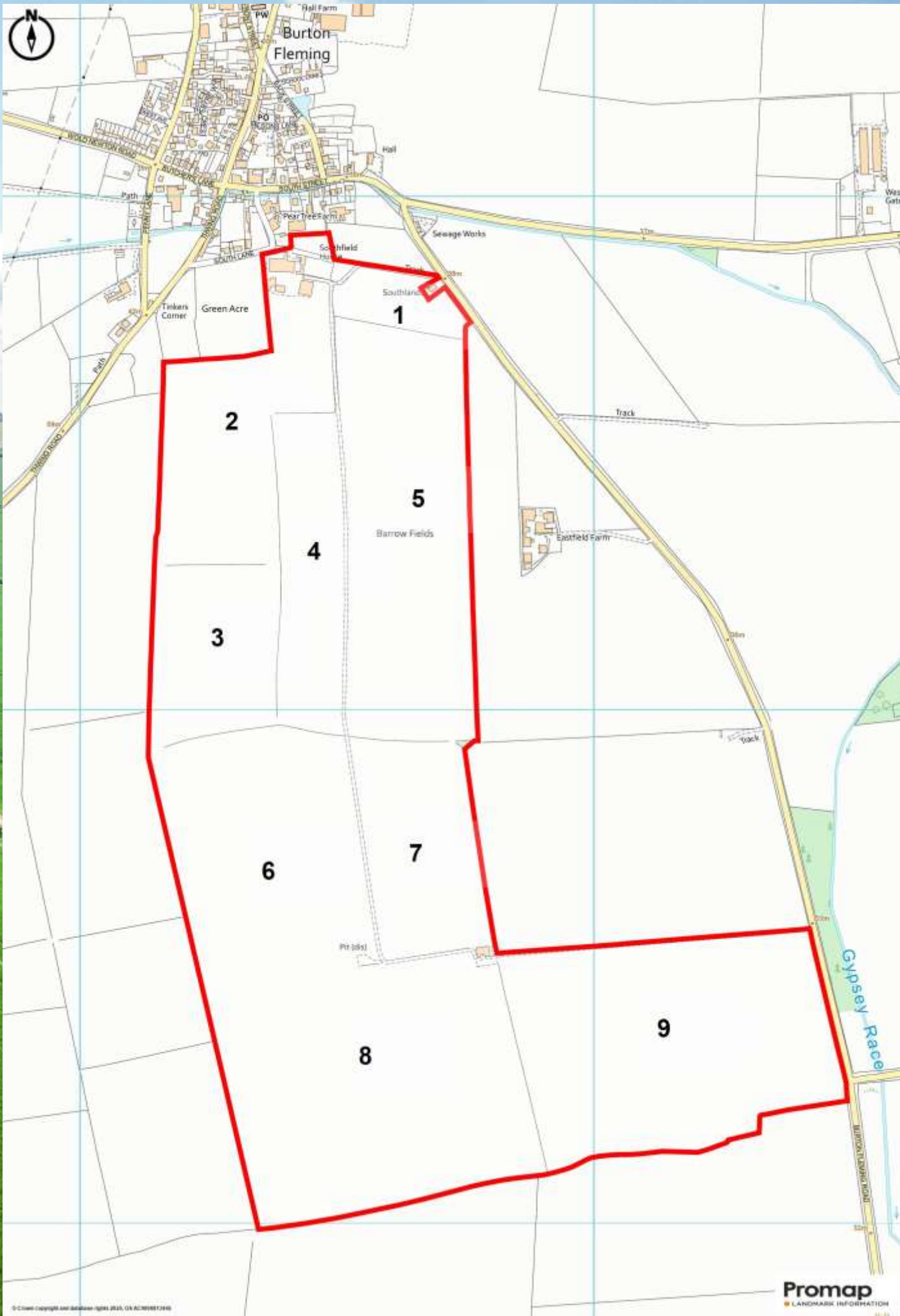
## SOIL TYPE

The land is classified on the Soils Series maps as predominantly within the Andover I and PanHoles series of soils **with such soils classified as “well drained, fine silty soil over chalk, suitable for cereals, some root crops and sugar beet”**.

## LAND SCHEDULE

Field Number	Title Number	Description	Area	
			Ha	Acres
Farmstead / Paddock/ tracks	Title HS274431	House and buildings	4.12	10.19
1	Title HS274431	Grass	2.71	6.70
2	Title HS274431	Winter Wheat	10.68	26.40
3	Title HS274431	Winter Wheat	8.26	20.41
4	Title HS274431	Winter Wheat	7.83	19.37
5	Title HS274431	Winter Wheat	19.77	48.87
6	Title HS274431	Winter Barley	17.65	43.62
7	Title HS274431	Winter Barley	9.32	23.03
8	Title HS274431	Oil Seed Rape	26.51	65.51
9	Title HS274431	Spring Barley	23.62	58.37
TOTAL			130.47	322.47



























## GENERAL REMARKS AND STIPULATIONS

### BASIC PAYMENT SCHEME ENTITLEMENTS

The Vendors are registered for the BPS Subsidy Scheme. No entitlements will be transferred to the purchaser.

### ENVIRONMENTAL SCHEMES

The farm is not within an environmental scheme.

### SPORTING RIGHTS

The sporting rights are owned and included in-hand over the whole

### MINERAL AND TIMBER RIGHTS

The mineral and timber rights are included over the whole

### EMPLOYEES / TUPE

No TUPE will apply.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all Wayleaves, Easements, Rights of Way, whether mentioned in the Particulars or otherwise.

We are not aware of any footpaths or rights of way over the farm.

### HEALTH AND SAFETY

Given the potential hazards of a working farm, we would ask you to use your common sense and to be as vigilant as possible when making your inspection.

### HOLDOVER / FARM SALE

The vendors via Cundalls will be holding a farm dispersal sale on the farm after harvest 2025 and may require a right of holdover on the yard and buildings and Field 1 if a sale doesn't take place between exchange and completion.

### PLANNING

The local planning authority is East Riding of Yorkshire Council  
There are no current or pending planning applications.

### BOUNDARIES

The Vendors will only sell such interest as they have in all boundary fences and hedges etc. All boundaries and areas are subject to verification with the Title Deeds.

### SERVICES

House:  
Mains Water. Mains Electricity. Oil Fired Central Heating.  
Septic tank drainage.

### COUNCIL TAX

House: Band E .

### TENURE

The property will be sold freehold with vacant possession upon completion.

### ADDRESS:

Southfield House Farm, Burton Fleming, Drifffield, East Yorkshire, YO25 3PG

### GUIDE PRICE

£5,000,000

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and an address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

### METHOD OF SALE AND VIEWING

The farm will be offered for sale as a whole by private treaty.

To arrange a viewing, register your interest or if you have any direct enquiries please contact one of the following joint agents:

Tom Watson FRICS FAAV

01653 697 820 / 07931 520 677 / [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)

Keith Warters MRICS

01653 697 820 / 07850 915 249 / [keith.warters@cundalls.co.uk](mailto:keith.warters@cundalls.co.uk)

### NOTICE :

REF: TKW/10/05/25 Details prepared and Photographs May 2025

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. 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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