

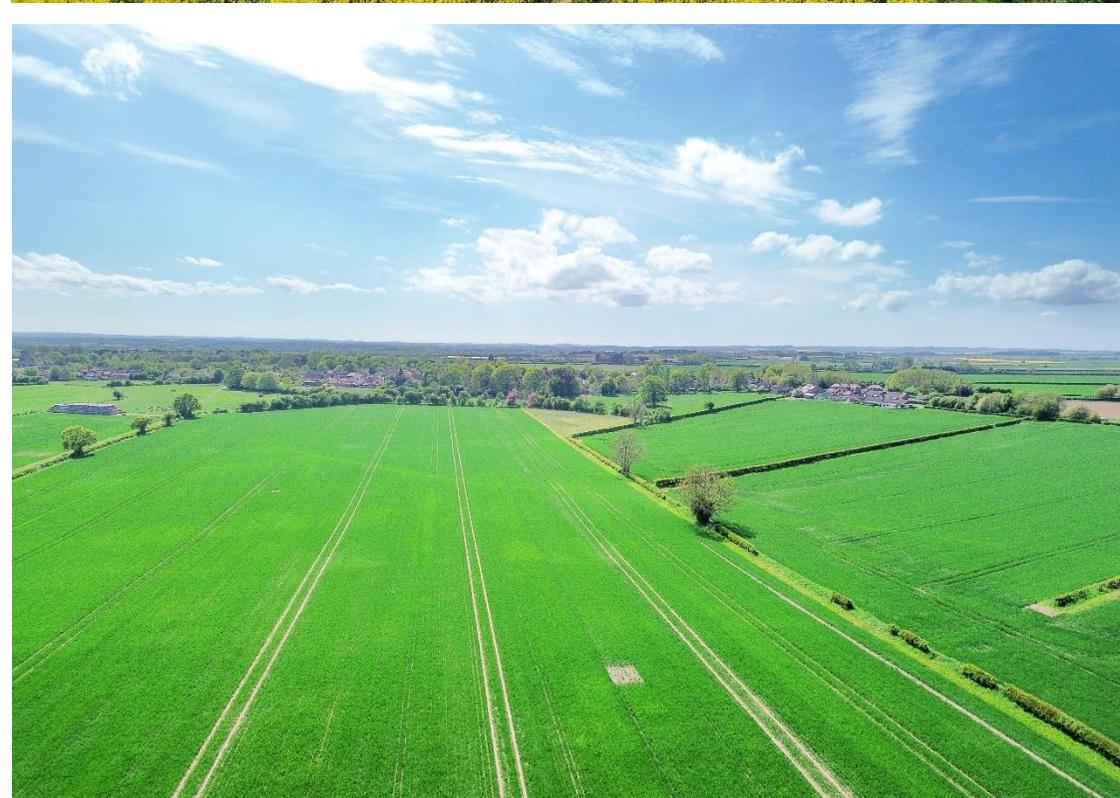
# INVESTMENT FARM THE LIMES

NAFFERTON, DRIFFIELD, EAST YORKSHIRE, YO25 4JR



Dee  
Atkinson  
& Harrison

CUNDALLS  
EST 1860



# **THE LIMES**

## **NAFFERTON**

## **DRIFFIELD**

## **EAST YORKSHIRE**

*Driffield 2 miles, Beverley 16 miles, York 30 miles (All distances approximates)*

### **A WELL EQUIPPED AND VERSATILE INVESTMENT FARM WITH DEVELOPMENT POTENTIAL**

*“The Limes is a versatile let investment farm (let under AHA 1986 Act tenancy), comprising a Wolds arable farm of 161 acres, including three residential houses and farm buildings, located over two separate farmsteads of which approximately 1.72 acres is allocated development land for 12 residential houses ”*

- **The Limes (No 38 High Street)**

An attractively situated detached 3 bedroom period dwelling, in large walled gardens within the centre of Nafferton village

- **No 36 High Street**

A detached 3 bedroom cottage situated in the centre of Nafferton village

- **Old Mill House**

A detached 3 bedroom house in an accessible rural position accessed off the A614 road (Driffield to Bridlington)

- **Farmsteads**

The Limes farmstead comprising a large yard area, traditional two storey brick building and redundant former poultry building.

The Old Mill farmstead comprises a basic range of general purpose buildings.

- **Land**

In all around 161.3 acres of which around 153 acres comprises high quality Grade II arable land and the remainder comprising around 6 acres of grassland and 2.2 acres of yards, buildings and houses.

- **Planning and Development**

The farmstead at The Limes has an allocation within the ERYC Local Plan for 12 houses within the farmyard under Policy NAF-A. Site area 1.72 acres (0.7ha)

**FOR SALE BY PRIVATE TREATY: AS A WHOLE:**

**GUIDE PRICE: £2,000,000**

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## DESCRIPTION / BACKGROUND

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The Limes is a versatile let investment farm with development potential, comprising three houses, two farmstead and in all amounts to around 161.3 acres situated within Nafferton near Driffield, East Yorkshire within the Yorkshire Wolds.

The farm is situated over two farmsteads, the first known as The Limes centrally positioned within Nafferton village and comprises a main 3 bedroom detached period farmhouse, a 3 bedroom detached cottage, a range of buildings and yard (which is allocated within the ERYC local plan under policy NAF-A for 12 houses / 1.72 acres).

The second farmstead is known as The Old Mill situated around a mile east of Nafferton located in open countryside situated just off the A614 and includes a detached 3 bedroom house and range of agricultural buildings.

The property in all amounts to 161.3 acres, of which 146.2 acres comprises the above farmsteads and predominantly arable land within Title YEA73944 and there is a slightly off lying block of 15.2 acres arable land situated off the A614.

The farm is currently let subject to a first succession tenant and is governed by the Agricultural Holdings Act tenancy 1986 (AHA). The current passing rent is £25,000/annum: (circa £155/acre). The tenancy has the benefit of being a full repairing and insuring tenancy and that the tenant is responsible to repair, maintain and insure the property. The Landlords have given the Tenant consent to sub-let the three houses/cottages.

The farm should be attractive to investment purchasers and speculators. The farm has the potential to provide a buyer with an asset that could be tax efficient, with limited maintenance costs (tenant responsible for maintenance and insurance) and also offers development potential.

Overall, the farm has a number of favourable attributes, including; the large number of houses, the very high quality nature of the land, limited to no repair or maintenance liabilities on the landlord and the allocated residential development site.

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## LOCATION

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Nafferton is a very well-served village, situated in East Yorkshire and benefiting from a full range of services and amenities, including primary school, shops, public houses and sporting and leisure.

The larger, traditional market town of Driffield is within 2 miles and provides a full range of services and amenities and the County Town of Beverley is within 16 miles.

A further range of amenities and services are available in the County Town of Beverley and the City of Hull, both of which are around 16 / 20 miles distant and provide a wide range of amenities including schools, shops, restaurants, sporting and leisure facilities and railway stations.

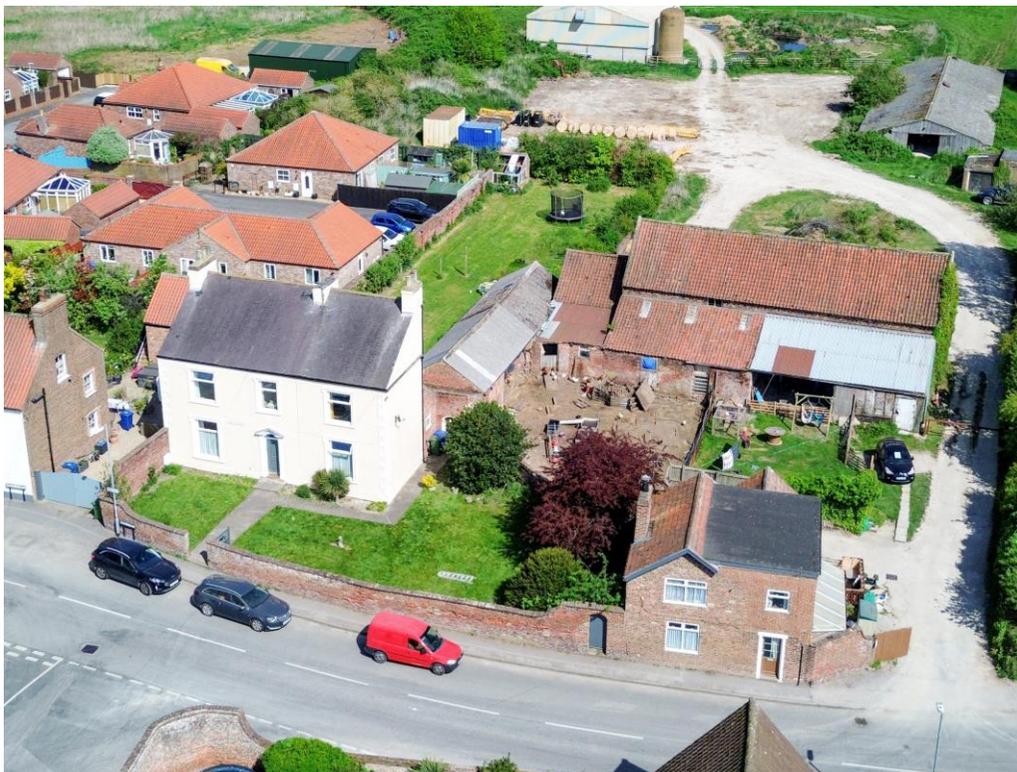
The historic City of York is within 30 miles and provides a full range of amenities and a mainline railway station providing links to London in 2 hours.



## THE LIMES, 38 HIGH STREET

The main farmhouse on the holding is known as The Limes and comprises a detached Victorian house situated centrally within Nafferton village in a prominent position set back off the High Street within a walled lawned garden.

The house is constructed of rendered brick under a pitched slate roof. The property is currently sub-let on an Assured Shorthold Tenancy.



## FLOORPLAN



The property amounts to over 1,800sq.ft and the accommodation comprises the following

### Ground floor:

- Entrance Hall
- Living Room
- Dining Room
- Kitchen
- Utility Room
- W.C.

### First floor:

- 3 Bedrooms
- Bathroom

## 36 HIGH STREET

36 High Street is located just to the south of The Limes and is situated centrally with Nafferton village.

The property comprises a detached dwelling constructed of brick under a part flat and part pitched tile roof with accommodation over ground and first floors.

The property is currently sub-let on an Assured Shorthold Tenancy.



## FLOORPLAN



The property amounts to over 1,000 sq.ft and the accommodation comprises the following

### Ground floor:

- Living Room
- Kitchen
- Entrance Hall
- Conservatory

### First floor:

- 3 Bedrooms
- Bathroom

## OLD MILL HOUSE

The Old Mill House is located to the north east boundary of the farm and comprises a detached dwelling situated in attractive open countryside around 1 mile east of Nafferton village just off the A614 road.

The property comprises a detached dwelling constructed of brick under a pantile roof with accommodation over ground and first floors.

The property is currently sub-let on an Assured Shorthold Tenancy.



## FLOORPLAN



The house amounts to over 1,300sq.ft and the accommodation comprises the following

Ground floor:

- Living Room
- Kitchen
- Utility Room
- Store Room

First floor:

- 3 Bedrooms
- Bathroom

## FARM BUILDINGS AND POTENTIAL DEVELOPMENT LAND

The farm has two separate farmsteads.

The main farmstead comprises The Limes and includes the two residential dwellings, gardens and grounds fronting the High Street centrally within Nafferton village and a large farmstead and buildings to the immediate rear with modern residential dwellings to the immediate north and south.

The farmstead at The Limes has an allocation for residential development over a 1.72 acre area within the ERYC Local Plan for 12 houses within the farmyard under Policy NAF-A.

The remainder of the farmstead comprises a traditional two storey brick and pantile building, a former poultry building (classed as redundant) and a more modern steel portal frame building (tenants building).

The second farmstead is a The Old Mill and comprises a basic range of general purpose buildings with access directly from the A164.

The allocated residential dwelling allocation at The Limes farmstead overleaf:



## Policy NAF-A – Land North of Grinsdale Rise (0.70ha)

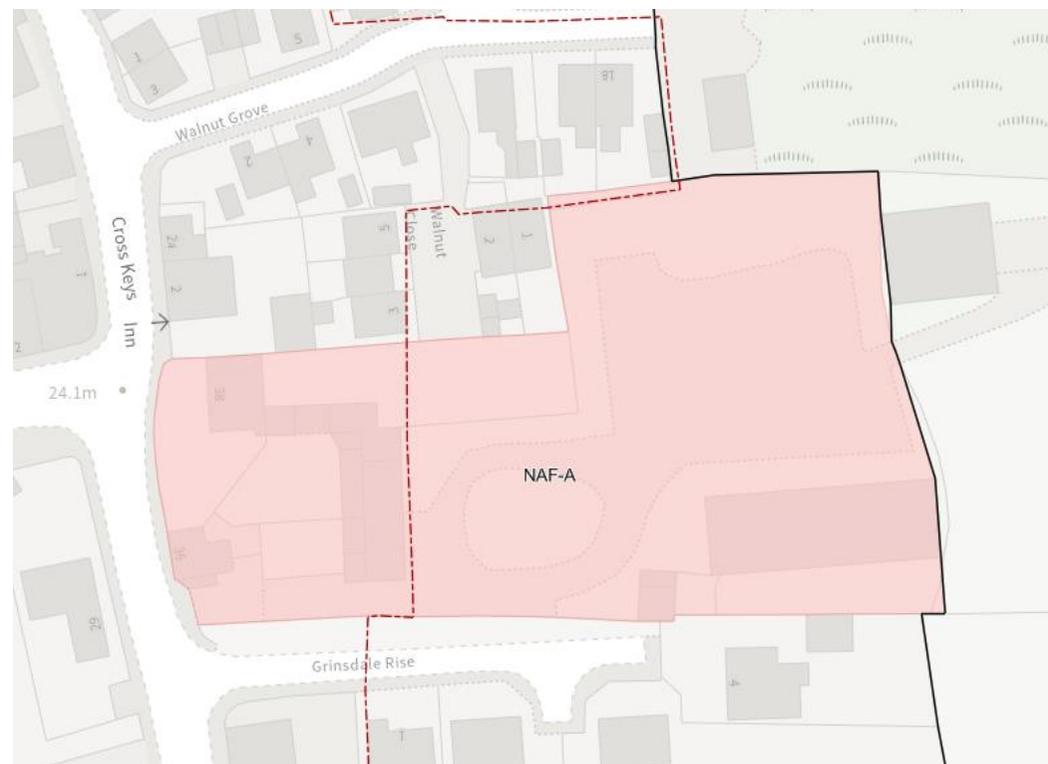
This site is allocated for housing development. Proposals will be required to:

- Provide additional landscaping to the eastern boundary; and
- Ensure that surface water flood risk is satisfactorily investigated and addressed.

**38.6** This site has an indicative capacity of 12 dwellings and is currently in use as a farmyard with associated outbuildings, which could be removed and redeveloped. It has existing residential development on three sides. The site relates well to the form of the settlement and its sensitive re-development would improve the built character.

**38.7** The western part of the site lies within the Conservation Area and any scheme must pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Guidance on this is provided in the Nafferton Conservation Area Appraisal. Additional landscaping will be required along the eastern boundary which will help to minimise the impact of the development and integrate it into the surrounding landscape.

**38.8** Proposals will be required to reduce surface water run-off compared to the current rates, which will help to reduce the pressure on the drainage system in the village. Access from the site would be taken from Grinsdale Rise.



## LAND

In all, the farm amounts to approximately 161.3 acres of which around 153 acres comprises high quality Grade II arable land and the remainder comprising around 6 acres of grassland and 2.5 acres of yards, buildings and houses.

146.2 acres comprises the farmsteads and predominantly arable land within a ring fence and there is a slightly off lying block of 15.16 acres arable land situated off the A614.

The farm has historically produced mixed cereal crops of wheat, barley, oil seed rape and potatoes and grass leys..

The land is situated at a height of around 20 meters above sea level with a gentle fall and is arranged in parcels of arable land suitable for large modern machinery and cultivation equipment.

The land provides a block of relatively free draining medium bodied soils over chalk.

## LAND CLASSIFICATION

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

## LAND SCHEDULE

NG Number	Ha	Acres	Description
Pt8386	6.135	15.16	Arable (by-pass field)
0076	5.720	14.13	Arable
0058	3.415	8.44	Arable / Old Mill
0045	7.662	18.94	Arable
0025	4.263	10.53	Arable
3237	5.155	12.74	Arable
0017	4.985	12.32	Arable
4321	5.749	14.21	Arable
2100	5.163	12.76	Arable
0002	4.917	12.15	Arable
0090	1.643	4.06	Arable
0083	2.399	5.93	Arable
7484	4.795	11.85	Arable
6962	2.658	6.57	Grass
Limes Farmstead	0.619	1.53	Farmstead
<b>TOTAL</b>	<b>65.278</b>	<b>161.32</b>	



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## GENERAL INFORMATION - REMARKS & STIPULATIONS

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### TENANCY DOCUMENTS

The current tenant is a Mr Paul Temple who is a first succession tenant. The current passing rent is £25,000 (reviewed April 2024) of which £6,080 is a sub-letting fee for the three houses.

The original tenancy commenced 6 April 1964 and the tenancy was assigned as a first succession to the current tenant on 6 April 2017. The tenancy is understood to be an effective FRI tenancy.

The joint selling agents can provide detailed tenancy information to interested parties, including the original tenancy agreement and assignment document.

### SCHEDULED MONUMENT

The former Mill building at The Old Mill Farmstead is registered by Historic England as a Scheduled Ancient Monument.

### 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. There is a wayleave in favor of Northern Powergrid.

### 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. Two boundaries are not physically marked on site.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are in hand and included in the sale.

### METHOD OF SALE

The property is being offered for sale by Private Treaty as a whole. For those interested in purchasing the farm or with queries on the sale please contact, either of the joint selling agents Cundalls and Dee Atkinson and Harrison.

- Cundalls, 15 Market Place, Malton, North Yorkshire, YO17 7LP  
Tom Watson FRICS FAAV, 01653 697 820 / [tom.watson@cundalls.co.uk](mailto:tom.watson@cundalls.co.uk)
- Dee Atkinson and Harrison, The Exchange, Exchange Street, Driffield, East Yorkshire, YO25 6LD  
David Atkinson FRICS FAAV, 01377 253 151 / [david.atkison@dee-atkinson-harrison.co.uk](mailto:david.atkison@dee-atkinson-harrison.co.uk)

### GENERAL INFORMATION

Services: Mains electric water supply and drainage. Private drainage system to The Mill House.  
Council Tax: No 36 = Band E. No 38 = Band E. Windmill House = Band E.  
Planning: East Riding of Yorkshire Council Tel: 01482 393 939  
Tenure: The property is Freehold subject to the existing Agricultural Holdings Act Tenancy.  
Viewing: **Strictly by appointment** with the joint selling agents offices. Please note a number of viewing dates will be set and please register with either of the joint agents.  
Postcode: YO25 4JR. (Please do not rely on Sat Nav, please also view location plan).  
Guide Price: As a whole: £2,000,000

### NOTICE:

Details and photographs prepared 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. The property is bought 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 the joint agents employment has the authority to make or give any representation or warranty in respect of the property.



