



Dee
Atkinson
& Harrison

Cranswick Grange, Hutton Cranswick, near Driffield, East Yorkshire, YO25 9QF

A Versatile Equipped Arable Farm extending to around 315.84 acres

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Farmhouse, Steading and Productive Agricultural Land extending to around 315.84 acres

(For Sale as a Whole or in Three Lots)

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A versatile, equipped arable farm conveniently located close to Hutton Cranswick

Hutton Cranswick 2.5 miles | Driffield 4 miles | Beverley 9 miles | Kingston upon Hull 20 miles

(All distances approximate)

DESCRIPTION

Cranswick Grange is a productive equipped arable holding extending to 315.84 acres or thereabouts located in open countryside and includes a farmhouse, farm buildings, around 309 acres of arable land and around 3.77 acres of permanent grassland.

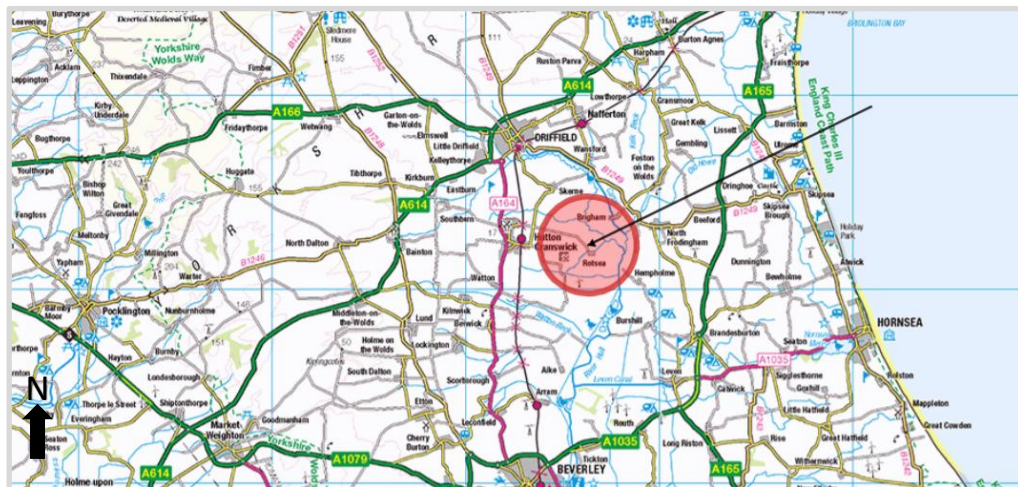
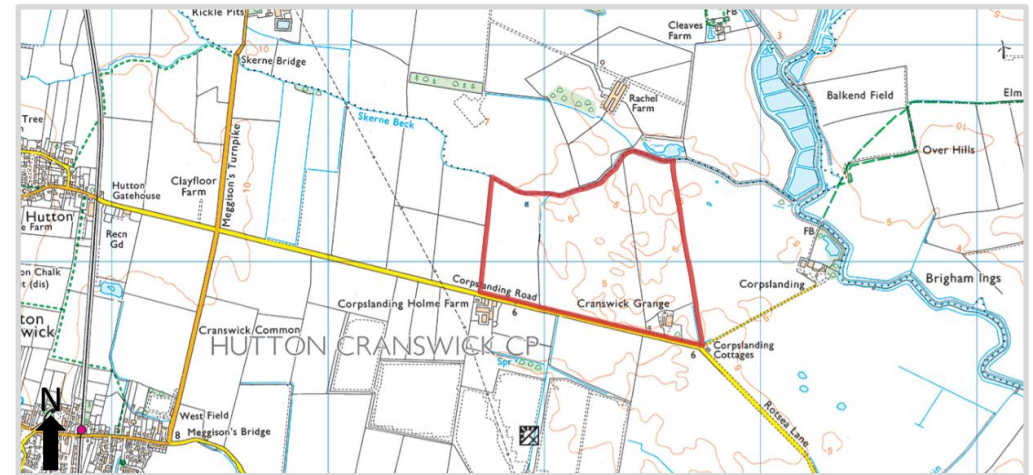
The farmhouse offers versatile living space set within its own grounds separate from the farm buildings which include a large grain store on a useful concrete yard. The land is separated by the Corpslanding/Rotsea Road but is otherwise in a ring fence in convenient sized easy working blocks with extensive road frontage. The property is in excellent order and has been well farmed and maintained by the current owners in whose family the farm has been since the 1940s.

LOCATION

The Farm enjoys a private rural location but with the convenience of the popular village of Hutton Cranswick in close proximity which offers a range of services and amenities including a primary school, sports centre, public house, butchers, convenience store and farm shop. The main A614 'Beverley Road' is easily accessed offering excellent links to the main road network. In addition, the village benefits from a railway station on the Scarborough to Hull line.

The busy Market Town of Driffield and the attractive Georgian Town of Beverley are both within easy travelling distance providing a wider range of facilities. The cities of Kingston upon Hull and York lie around 20 miles to the south and 33 miles to the west respectively.

LOT 1 Farmhouse, Steading and Land in all around 149.32 acres Arable Land (edged red on the plan)



THE FARMHOUSE

Cranswick Grange farmhouse was constructed in the 1950s and has since been extended at ground floor level providing bright and spacious family accommodation with well-proportioned rooms. It enjoys a private south facing setting with far reaching views over the surrounding countryside.

Extending to approximately 280 sq m (around 3,060 sqft) the house is in excellent decorative order and further benefits from oil fired central heating and double-glazed windows.

It has the benefit of an access separate to the farm buildings and there is ample room for parking in addition to the double garage adjoining the house.

The accommodation is as shown on the floor plan included within these particulars and

GROUND FLOOR

Hallway (5.21m x 2.41m)
Sitting Room (4.11m x 4.12m) open fire
Dining Room (4.16m x 6.32m)
Kitchen/ Dining Room (3.89m x 4.46m) fitted units, integrated oven
Living Room (4.67m x 3.46m)
Utility Room (3.41m x 3.84m) fitted units
Cloakroom (1.49m x 1.68m)
Wet room (1.49m x 3.06m) Tiled throughout, shower cubicle, wash hand basin, WC
Entrance Hall (2.66m x 3.92m)
Office (6.90m x 3.42m)
Laundry Room (4.75m x 3.38m) fitted units
WC (1.50m x 0.97m) wash hand basin, WC
Porch (6.00m x 3.13m) leading to
Double Garage (5.82m x 5.57m) Electrically operated up and over door

FIRST FLOOR

Bedroom 1 (4.15m x 4.11m) fitted wardrobe
Bedroom 2 (4.16m x 3.87m) fitted cupboard
Bedroom 3 (2.33m x 2.32m)
Dressing Room (2.15m x 1.12m) fitted cupboards
Bathroom (2.08m x 4.82m) shower cubicle, wash hand basin, bath, WC
Separate WC (0.79m x 2.41m) wash hand basin, WC

EXTERIOR AND GARDENS

The farmhouse stands in good sized gardens with a large area of lawn to the east and sheltered gardens including a patio, summerhouse and garden shed to the west. A modular building provides further storage beyond the garden.



BUILDINGS PLAN



The farm buildings are shown on the plan above and are situated around a good concrete stackyard which has the potential for expansion subject to the necessary consents. They comprise the following:

1. Grain Store (42.8m x 28.9m, 5.7m to eaves)

An excellent clear span steel portal framed grain store with concrete floor, grain walling, profile sheet cladding and roof. Sliding doors and a personnel door to the south.

2. Grain Drying Shed (38.2m x 9m, 5.7m to eaves)

A steel and timber portal framed building with concrete floor, part clad grain walling and profile sheet under a pitched asbestos cement roof. The building houses the grain dryer (12t/hour and includes a pre cleaner) and is also used as a machinery store. Please note the dryer has not been used for around 4 years.

3. Chemical Store/Stables (7.2m x 7.2m)

Of block construction under a pitched profile sheet roof.

4. Traditional Range (6m x 12m)

Located to the rear of the grain store and comprising a 2 storey traditional building of brick construction under a pitched asbestos roof

THE LAND

Around 145.78 acres of land surrounding the steading in a ring fence comprising predominantly arable land with mature hedge boundaries.

A parcel of permanent grassland extending to around 3.77 acres adjoins the farmstead which includes a small area of woodland providing sheltered grazing or amenity land.

The arable land extends to 142.01 acres or thereabouts and is classified as Grade 3. It is separated into large, easy to manage fields which have been under drained, with the soils generally consisting of a medium loam within the Holderness Soil Series.

LOT 2 156.35 Acres or thereabouts of Arable Land (edged blue on the plan)



A block of Grade 3 land in 2 good sized fields with extensive road frontage to Rotsea Lane. This land also comprises medium loam type soils within the Holderness Soil series and has been under drained.

LOT 3 10.17 Acres or thereabouts of Arable Land (edged green on the plan)



A rectangular shaped field of Grade 3 land with access from and road frontage to Corpplanding Road. This land also comprises medium loam type soils within the Holderness Soil series and has been under drained. Whilst currently in arable production this field would also make an ideal amenity parcel.

AREA SCHEDULE

| Map Ref | NG No | Description | Area (Ha) | Area (Ac) | Cropping |
|--|-------|-----------------------------|------------------------------------|------------------------------------|---------------|
| Lot 1 (edged red on the plan) | | | | | |
| TA0552 | 5670 | House, Stackyard & Woodland | 1.43 | 3.54 | |
| TA0552 | 6772 | Grassland | 1.53 | 3.77 | |
| TA0553 | 5505 | Arable | 16.18 | 39.98 | Spring Barley |
| TA0553 | 2105 | Arable | 27.77 | 68.63 | Spring Barley |
| TA0453 | 8508 | Arable | 13.52 | 33.40 | Spring Barley |
| Sub Total | | | 60.43 Ha or thereabouts | 149.32 Ac or thereabouts | |
| Lot 2 (edged blue on the plan) | | | | | |
| TA0552 | 7423 | Arable | 37.23 | 92.01 | Spring Barley |
| TA0551 | 7577 | Arable | 26.04 | 64.34 | Spring Barley |
| Sub Total | | | 63.28 Ha or thereabouts | 156.35 Ac or thereabouts | |
| Lot 3 (edged green on the plan) | | | | | |
| TA0452 | 4572 | Arable | 4.12 | 10.17 | Spring Barley |
| Sub Total | | | 4.12 Ha or thereabouts | 10.17 Ac or thereabouts | |
| TOTAL | | | 127.83 Ha or thereabouts | 315.84 Ac or thereabouts | |



GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is for sale as a whole or in three lots by Private Treaty. The Vendors reserve the right to conclude the sale by any other means at their discretion. Interested parties should register their interest with Dee Atkinson and Harrison to be kept informed as to how the sale will be concluded.

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Ingoing Valuation

If an ingoing valuation is required the Purchaser(s) will, in addition to the purchase price, pay an ingoing valuation for any growing crops, acts of husbandry, cost of cultivations, seed, fertiliser and sprays. The value of the ingoing payment will be set by Dee Atkinson & Harrison.

Fixtures & Fittings

All fixtures and fittings are included in the sale unless specifically referred to in these particulars.

Holdover and Reservations

The Vendors reserve the right to use building No. 1 (the grain store) and to hold a dispersal sale at Cranswick Grange (Lot 1 only) following completion: dates to be agreed.

Energy Performance Certificate (EPC)

EPC Rating D. A copy of the certificate is available upon request

Services

Oil fired central heating to the farmhouse. Mains electricity is connected (single and three phase). We understand that foul drainage for the farmhouse is to a private system. Water is from a borehole.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. Cranswick Grange is classified as Band D.

Sporting & Mineral Rights

In so far as they are owned, the sporting and mineral rights are in hand and are included in the sale.

Nitrate Vulnerable Zone

The property is located within a Nitrate Vulnerable Zone.

Overage

The property will be sold subject to an overage clause whereby the vendors and their successors reserve the right to receive 30% of any uplift in the value of the land arising as a result of obtaining planning consent or a development consent order for a change of use for any solar or wind farm development for a period of 25 years following completion of the sale.

VAT

In the event that the sale of the property or any part of it or any right attached to it becomes chargeable for the purposes of VAT, such tax will be payable in addition to the purchase price. As far as the Vendors are aware the property is not subject to VAT.

Plans, Areas & Schedules

The plans provided in these sale particulars are for guidance only. It is the responsibility of the Purchaser(s) to verify the boundaries and area of the property before completing a sale. These sales particulars were completed in June 2026. The photographs were taken in June 2026.

Public Rights of Way, Easements & Wayleaves

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easement or quasi-easements and restrictive covenants, and all existing or proposed wayleaves for electricity, drainage, water, gas, and any other pipes whether shown on the plan or indicated in these particulars or not and without any obligation to define the same respectively.

A wayleave in favour of Northern Power Grid crosses the land within Lot 1. A public footpath crosses the southern boundary of Lot 2.

There is an Option in favour of Orsted in relation to the proposed Hornsea 4 Project over the eastern part of field TA0551 8884 in Lot 2.

Local Authority

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA. T: 01482 887700.

Contaminated Land

The Vendors are not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The Vendors do not give any guarantee or guarantees in this respect and advises the Purchaser(s) to undertake enquiries and investigations, which may be necessary to satisfy themselves that none of this land is so filled.

Health & Safety

Parties are reminded to be vigilant when inspecting or viewing the property and be aware of potential hazards. Parties viewing the property do so entirely at their own risk.

Viewings

Strictly by prior appointment with Dee Atkinson & Harrison 01377 253151.

FURTHER INFORMATION

For further information please contact:

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Sales particulars prepared June 2026

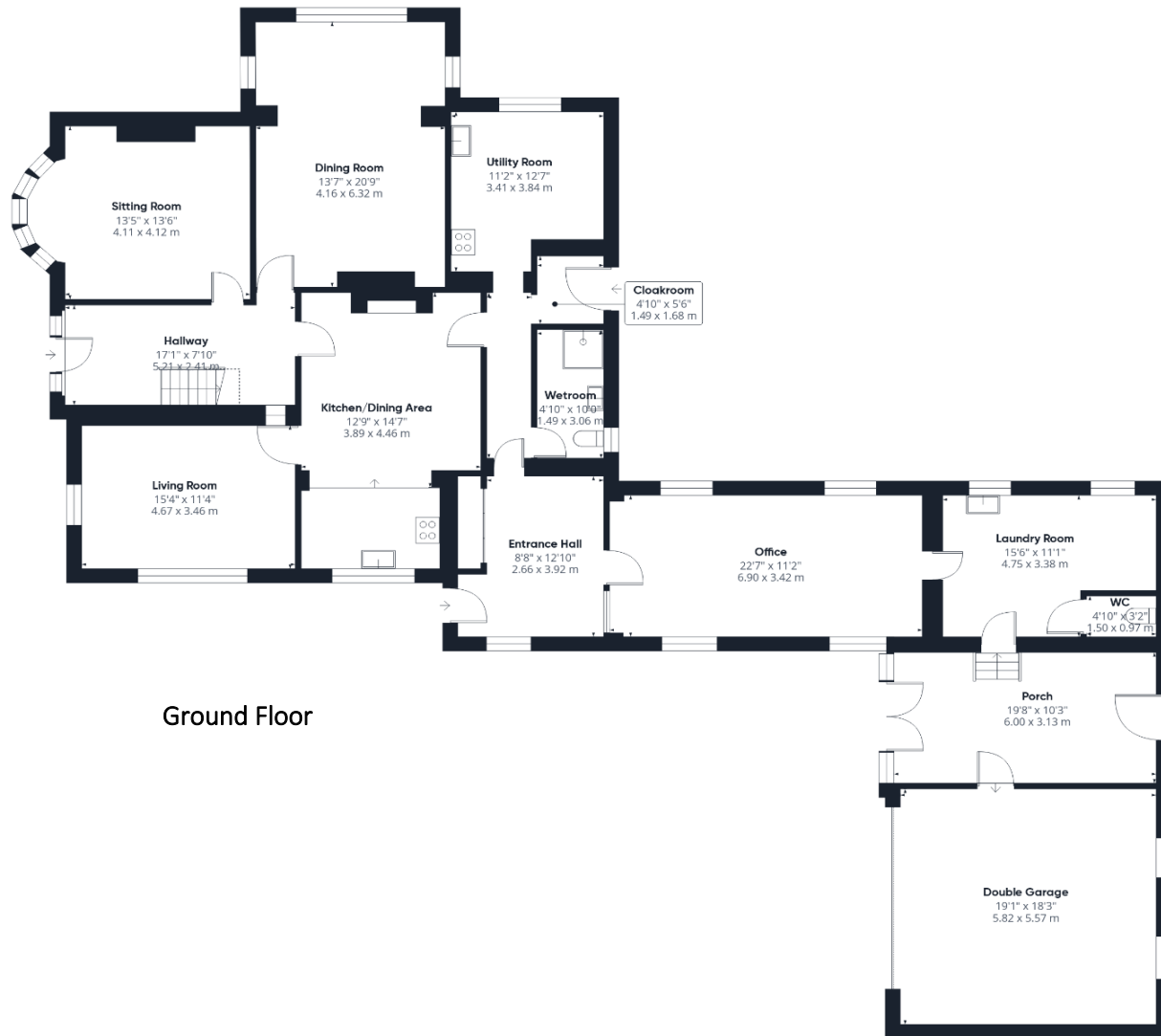
BOUNDARY PLAN

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



FLOOR PLAN

FOR ILLUSTRATIVE PURPOSES ONLY- NOT TO SCALE





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