

HORNSEYS

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Guide Price £2,000,000

Togdale Farm Accommodation Road, Langtoft, YO25 3TY

A HIGH QUALITY MIXED WOLDS FARM WITH FARMHOUSE, ADJOINING BARN, MODERN BUILDING,
PADDOCKS, ARABLE LAND AND GRASS DALE
EXTENDING TO APPROX 152.46 ACRES (61.70 HECTARES)
FOR SALE AS A WHOLE BY PRIVATE TREATY
GUIDE PRICE £2,000,000

Togdale Farm is a mixed residential farm situated in a ring fence in the heart of the Yorkshire Wolds to the north of Langtoft. It comprises a three bedroom farmhouse with the opportunity for further conversion of an adjoining barn, extensive lawned garden, modern garaging and workshop, general purpose building, two adjoining grass paddocks one with a field shelter, approximately 100 acres of high quality, free draining, Grade II arable land, and a well fenced grass dale, the whole extending to approximately 152.46 acres.

LOCATION

The farm is situated in a private position in picturesque countryside at the northern extent of Accommodation Road, approximately 1.5 miles to the north of the rural village of Langtoft.

Langtoft is situated on the Driffield to Scarborough Road and has a church, public house, village green and a bowls club. The market town of Driffield is located approximately 7 miles to the south and has an extensive range of amenities including supermarkets and shops, hotels, restaurants, public houses, leisure centre, wide range of sports facilities including rugby, golf, football, tennis, bowls and cricket, schools, medical centre, community hospital and churches together with regular bus and rail services.

The coastal resort of Bridlington is located approximately 14 miles to the east and offers similar facilities and amenities to Driffield together with a range of tourist and visitor attractions and a general hospital.

The historic town of Beverley is situated approximately 21 miles to the south with its Minster, Westwood Common and racecourse whilst the city of York, with its many attractions, including a mainline rail service to London Kings Cross, is located approximately 31 miles to the west.

The locality is well served by machinery dealerships, agricultural merchants and suppliers whilst livestock markets are available at Malton, York, Hull and Selby.

TOGDALE FARMHOUSE



The farmhouse dates back to the nineteenth century and is constructed of brick faced chalk walls under a pitched clay tile covered roof. The accommodation comprises:

GROUND FLOOR

DINING KITCHEN

5.04m x 4.41m + 3.95m x 2.65m (16'6" x 14'5" + 12'11" x 8'8")



Cladded ceiling beam, built-in storage cupboards, doorway to

adjoining barn, multi-fuel stove in brick and quarry tile recess with quarry tile hearth and wood lintel, display shelves, staircase off and radiator, part-tiled walls, inset ceiling lights, 1.5 bowl sink unit with mixer tap, range of wall and base units with fitted work surfaces, built-in Bosch fridge freezer and Beko dishwasher, AGA with LPG hob, double electric oven and extractor hood over.

LIVING ROOM

4.69m x 4.16m (15'4" x 13'7")



Cladded ceiling beam, feature brick fireplace with multi-fuel stove on a quarry tile hearth, illuminated alcove and radiator.

UTILITY ROOM

3.82m x 2.24m (12'6" x 7'4")

inset ceiling lights, part-tiled walls, Belfast sink with mixer tap, Ideal wall mounted LPG boiler, wooden work surface, built-in store cupboard, plumbing for washing machine, tiled floor and radiator.

FIRST FLOOR

LANDING

Ceiling coving and access to large boarded roof space with lighting.

BEDROOM ONE

4.72m x 4.43m (15'5" x 14'6")



Feature brick and cast iron fireplace and adjoining brick wall with wood top, radiator.

BEDROOM TWO

4.78m x 3.38m (15'8" x 11'1")

Cast fireplace and painted hearth, walk-in wardrobe and radiator.

BEDROOM THREE/OFFICE

3.81m x 2.42m (12'5" x 7'11")

Book shelves and radiator.

BATHROOM

3.40m x 2.77m (11'1" x 9'1")

Fully tiled walls, corner cubicle with Mira plumbed shower, panelled bath, pedestal washbasin, low flush WC, built-in airing cupboard housing hot water cylinder with immersion heater and storage cupboards, upright towel rail and radiator.

GROUNDS



The farmstead is approached via a Tarmac road leading to a hard surfaced yard and lawned area accommodating the LPG tank which is screened by a Leylandii hedge.

To the front of the property is a raised terrace with feature well, gravelled access road to the outbuildings and extensive lawn with shrub borders. A gravelled parking area with external tap is located to the west of the farmhouse.

BUILDINGS

DOUBLE STOREY BARN

9.16m x 4.89m (30'0" x 16'0")

Adjoining the farmhouse is a two storey Barn of brick facing chalk wall construction under a pitched roof with pantile covering.

ADJOINING STORE

5.33m x 3.73m (17'5" x 12'2")

Concrete block wall construction under a mono-pitched fibre cement roof with timber access door, internal low flush WC and external lighting.

GARAGES

6.06m x 4.62m (19'10" x 15'1")

Brick and pitched concrete tile roof Double Garage with electric up-and-over doors, wall shelving, power, water and alarm system installed and concrete floor.

WORKSHOP

8.47m x 4.54m (27'9" x 14'10")



Brick and concrete block and pitched concrete tiled roof Workshop with timber workbench, wall shelving, power, water and alarm system installed and concrete floor.

GREENHOUSE

4.73m x 2.29m (15'6" x 7'6")

Lean-to aluminium framed Greenhouse with brick and concrete base walls, timber work surface, power installed and concrete floor.

GRAIN/GENERAL PURPOSE STORE

18.46m x 16.35m (60'6" x 53'7")



Four-bay steel frame with rendered concrete block walls, profile steel and fibre cement cladding above and fibre cement roof, internal concrete block dividing wall, four roller shutter doors with internal brace supports, side personnel door, power and lighting installed and concrete floor, providing up to 400 tonnes of grain storage.

STATIC CARAVAN



Atlas Fanfare Super 35' six berth Caravan with living area with bottle gas fire, kitchen, shower, washbasin and WC.

THE LAND

The land lies in a ring fence to the east of the farmstead and comprises two grass paddocks, four blocks of arable land, two small parcels of woodland and a chalk grassland dale running centrally through the farm.

PADDOCKS



A triangular fenced grass paddock extending to approximately 0.64 acres (0.26 hectares) with fenced stock collection area, external tap, fenced Apiary and access to the dale.

A fenced grass paddock extending to approximately 2.32 acres (0.94 hectares) with timber and profile steel roof Field Shelter, 7.47m x 3.68m, timber post and wire and Leylandii hedged Chicken Run with timber and felt roof Chicken Hut with six nest boxes.

AGRICULTURAL LAND



The land is classified as Grade 2 on the MAFF Provisional Agricultural Land Classification Map of England and Wales. The soil falls within the Andover 1 Series being a shallow, well drained, calcareous silty soil over chalk with deep calcareous and non-calcareous fine silty soils in valley bottoms. The soil is easily worked throughout the year and suited to a wide range of arable and root crops. The recent rotation has principally consisted of winter and spring sown cereal crops with a crop of potatoes in 2020. The land is currently cropped with winter wheat, winter barley and spring barley. It has not grown vining peas in the last 28 years. The land lies between 77m and 134m above mean sea level.

GENERAL INFORMATION

BASIC PAYMENT SCHEME

All the eligible arable land and grassland is registered on the Rural Payments Agency's Land Parcel Identification System and has been eligible under the Basic Payment Scheme. The seller will retain any current and future delinked payments.

BOUNDARIES

The seller will only sell such interest as she has in all boundary fences and hedges. All boundaries are subject to verification with the Title Deeds.

CONTAMINATED LAND

The seller is not aware of any land having been filled with any contaminated matter referred to in the Environmental Protection Act 1990. The seller does not give any guarantees in this respect and advises potential buyers to make such investigations which may be necessary to satisfy themselves that none of the land is so filled.

CROPPING HISTORY

Details of cropping for the last five years are available from the selling agents on request.

ENERGY PERFORMANCE

The farmhouse has an energy rating of F.

ENVIRONMENTAL SCHEMES

The grass dale is currently entered into a Mid Tier Countryside Stewardship Scheme agreement under option GS2, permanent grassland with very low inputs, until 31 December 2026 which will be transferred to the buyer(s). Further details are available from the selling agents on request.

FIXTURES AND FITTINGS

Unless stated all fixtures and fittings are excluded from the sale.

HEALTH & SAFETY

Please be aware of the potential hazards associated with a working farm when viewing the property.

INGOING VALUATION/DILAPIDATIONS

In addition to the purchase price the buyer(s) will be required to pay for any growing crops, including cultivations, seeds, fertilisers, sprays and acts of husbandry at cost and in accordance with the CAAV Guide to the Costings of Agricultural Operations, where applicable. There will be no consideration or allowance made whatsoever for any dilapidations or other deductions.

LOCAL AUTHORITY

East Riding of Yorkshire Council, County Hall, Cross Street, Beverley HU17 9BA, tel: 01482 393939, email: customer.services@eastriding.gov.uk

MINERALS, SPORTING AND TIMBER

All sporting rights, standing timber and minerals are included in the sale in so far as they are owned.

NITRATE VULNERABLE ZONE

The farm is situated in a groundwater and surface water Nitrate Vulnerable Zone.

OUTGOINGS

The farmhouse is assessed in Council Tax Band C.

PLANS, AREAS AND SCHEDULES

The plans shown and areas stated in these sales particulars are based on Ordnance Survey data and the Rural Payments Agency's Land Parcel Identification System. They are for guidance only and are subject to verification with the Title Deeds.

POSSESSION

Vacant possession will be granted in respect of the house, buildings, paddocks, arable land and woodland on completion following harvest of the growing crops and removal of straw. The dale is occupied by cattle until 31 October and by sheep until 31 January 2026 under two grazing licences with local livestock farmers. Further details are available from the agents on request. Vacant possession of the dale will therefore be granted on the earlier of the date of completion and 1 February 2026.

SERVICES

Mains water, electricity and a mobile phone linked intruder alarm are connected to the property which has LPG central heating and drainage to a septic tank. The caravan has mains electricity connected and drainage to a septic tank. There are water supplies to the grass paddocks and the dale. BT fibre internet connection.

TENURE

The farm is understood to be Freehold, under title numbers YEA12192 and YEA108952.

TUPE

There are no employees directly associated with Togdale Farm.

VAT

In the event that the sale of the farm or any part of it or any rights attached to it become a chargeable supply for the purpose of VAT, such tax will be payable in addition to the purchase price.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The farm is sold subject to and with the benefit of all accustomed or granted rights of way, water, light, support and drainage or other easements or quasi easements and restrictive covenants and all existing or proposed wayleaves, whether referred to in these particulars or not.

METHOD OF SALE AND VIEWING

The farm will be offered for sale by private treaty. To register an interest, arrange a viewing or for any further information please contact the selling agents.

GUIDE PRICE

£2,000,000

ANTI-MONEY LAUNDERING REGULATIONS

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

ADDRESS

Togdale Farm, Accommodation Road, Langtoft, Driffield YO25 3TY.

WHAT3WORDS

///suckle.positives.couches

FURTHER INFORMATION

Please contact Martin Swann, tel: 01430 872551
Mobile: 07711 200854
Email: martinswann@hornseys.uk.com

IMPORTANT NOTICE

Hornseys for themselves and the sellers of this farm for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to their accuracy by inspection or by making independent enquires.
3. A detailed survey of the farm has not been undertaken and nothing in these particulars should be deemed to be a statement that the farm is in good condition or otherwise.
4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.
5. Photographs in these particulars depict only certain parts of the farm. It should not be assumed that the fixtures or fittings photographed are included in the sale. It should not be assumed that the farm remains as displayed in the photographs and no assumptions should be made regarding parts of the farm that have not been photographed.
6. Prospective buyers should make their own independent enquires regarding use or past use of the farm, necessary permissions for use and occupation, potential uses and any other matters affecting the farm prior to submitting an offer.
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the farm, making further enquiries or submitting an offer for the farm. Any person inspecting the farm does so entirely at his/her own risk.
8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation of warranty or enter into any contract whatsoever in relation to the farm. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.

FREE VALUATION

If you are thinking of selling or struggling to sell your property we will be pleased to provide free valuation and marketing advice.

LAND SCHEDULE

RLR Field Number	Description	Acres	Hectares
	Farmstead	0.86	0.35
TA0268 1676	Permanent Grassland	0.08	0.03
TA0268 1680	Permanent Grassland	0.03	0.01
TA0268 1876	Permanent Grassland	2.22	0.90
TA0268 2178	Permanent Grassland	0.59	0.24
TA0268 5155	Arable	33.31	13.48
TA0268 6863	Permanent Grassland	31.26	12.65
TA0268 8175	Woodland	0.59	0.24
TA0268 8974	Arable, Tracks & Woodland	68.77	27.83
TA0368 1735	Permanent Grassland	14.75	5.97
TOTAL		152.46	61.70

Ground Floor

Approx. 121.0 sq. metres (1302.7 sq. feet)



First Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



Total area: approx. 180.4 sq. metres (1942.0 sq. feet)

TOGDALE FARM, LANGTOFT, DRIFFIELD



