



Eastfield Farm, Burton Fleming
Guide price £2,300,000

CRANSWICKS

Chartered Surveyors, Land & Estate Agents

Introduction

FOR SALE BY INFORMAL TENDER

A 177 ACRE EAST YORKSHIRE WOLDS FARM LOCATED IN THE DRIFFIELD AREA - Situated between Rudston and Burton Fleming this Grade 2 Arable Farm has free working loam soils capable of growing potatoes and carrots. The 3 bedroom farmhouse stands to the front of a surprisingly extensive range of general buildings and would be ideal for conversion to equestrian uses, small holding or recreational lifestyle property.

- Grade 2 Wold land
- Free working soils
- Ideal for potatoes & carrots
- Choice of Lot sizes
- Extensive range of farm buildings
- 280 tonnes grain storage
- Range of Implement sheds
- Dutch & Pole barns
- 3 Double Beds & 2 Reception
- Kitchen with oil fired AGA
- Stylish Bathroom
- Air Conditioned Conservatory

Method of Sale

The property is for sale by INFORMAL TENDER the closing date for which is 12.00 noon Friday July 31st 2015. Contracts are to be exchanged on or before September 4th 2015 with completion of contract on or before September 30th 2015 (subject to holdover and early entry arrangements as appropriate.) PLEASE OBTAIN THE TENDER PACK from the Agents office.

Lots

LOT 1, Farmhouse, Farm Buildings and 10.3 acres approx. GUIDE PRICE £400,000. LOT 2, 10.4 acres approx. Grade 2 arable land GUIDE PRICE £ 120,000. LOT 3, 41.9 acres approx. Grade 2 arable land GUIDE PRICE £ 475,000. LOT 4, 114.3 acres approx. Grade 2 arable land GUIDE PRICE £ 1,310,000. LOT 5, The Whole - Farmhouse, Farm Buildings and 177 acres approx. (175 acres net arable) £2,300,000.



FARMHOUSE ACCOMMODATION

Standing in an excellent position with views across this particular Wold, the farmhouse occupies an elevated site in front of the farm buildings and comprises the following accommodation:-

GROUND FLOOR

ENTRANCE HALL

SITTING ROOM 3.91 x 3.67m (12'10" x 12'0") - Tiled chimney breast and surround with remote control calor gas feature fire. UPVC double glazed (DG) French patio doors, single radiator (SR).

LIVING ROOM 3.70 x 3.72m (12'2" x 12' 2") - Exposed beam ceiling and insulated panelled floor, wood stove and double radiator (DR). Leading to:

CONSERVATORY 2.64 x 3.6m gross (8'8" x 11'10" gross) - Brick base walls & UPVC DG windows, shaded roof and air conditioning.

DINING KITCHEN 4.82 x 3.68m (15'10" x 12'1") - Work top units, eye level and display cabinets. AGA oil fired range, electric double oven and stainless steel sink unit. 2 UPVC DG windows.

UTILITY ROOM 3.66 x 4.0m (12' x 13'1") - Work top units and eye level cupboards and separate tiled mains power shower. UPVC DG window, DR and Trianco Red Fire oil CH boiler. This includes a Private office area 1.58 x 2.59m.

FIRST FLOOR

BEDROOM 4.07 x 3.75m (13'4" x 12'4") - UPVC DG window, DR.

BEDROOM 3.7 x 4.62m gross (12'2" x 15'2" gross) - UPVC DG window, DR. Airing cupboard.

BEDROOM 3.75 x 3.76m (12'4" x 12' 4") - UPVC DG window, DR, walk-in wardrobe.

BATHROOM 3.71 x 4.06m (12'2" x 13'4") - stylish design with white suite comprising free standing bath, close coupled WC, wash basin and separate tiled electric shower. 2 UPVC DG windows, 2 heated towel rails and DR.

COUNCIL TAX

An Internet search reveals the property to be in Band C.

FARM BUILDINGS

GENERAL PURPOSE SHED 13.66 X 13.30m (44'10" x 43' x 8") - Crendon concrete portal framed shed with block walls with asbestos cladding and roof.

OPEN FRONTED IMPLEMENT SHED 13.45 x 9.00m (44'2 x 29'6") - Crendon concrete portal frame, block walls with asbestos cladding and roof and timber framed lean-to (13.43m x 7.95m) with block walls and zinc roof.

DUTCH BARN 17.68 x 8.85m (58'0" x 29'0") - Crendon concrete portal frame part concrete panel side walls with part space boarded and part aluminium cladding and asbestos roof and Freemans lean-to 13.49m x 2.95m of metal mono pitch frame, with block walls to rear and side with part space boarded and part aluminium cladding and asbestos substitute roof.

GENERAL PURPOSE SHED 13.44 x 11.79m (44'1 x 38'8") - Freemans metal portal frame electric socket, asbestos substitute cladding and roof.

WET GRAIN SHED 13.49 x 8.96m (44'3" x 29'5") - Pickups metal portal frame with block walls, asbestos cladding and roof and pole lean-to (13.49m x 2.95m) with block walls and asbestos roof.

NISSAN HUT and POLE BARN 14.24 x 5.14m (46'9" x 16'10") - 4 bay with block rear wall and gables tin cladding and roof. 2 bay open fronted Implement shed.

DUTCH BARN 9.17 x 7.26m (30'1 x 23'10") - 2 bay metal domed construction with zinc roof and lean-to (9.17m x 5.25m) metal framed with block rear wall zinc cladding and roof.

FARM BUILDINGS CONT.

IMPLEMENT SHED 13.25 x 4.81m (43'6" x 15'9") -Timber framed with zinc cladding and asbestos roof.

GRAIN STORE 27.31 x 8.68m (89'7" x 28'6") - Atcost portal framed with block walls, zinc and asbestos cladding and roof and lean-to (9.15m x 3.19m) timber framed with block walls and end wall double door.

GRAIN DRYER SHED 17.96 x 14.0m (58'11" x 45'11") - Ward Bros 4 bay metal portal framed shed with block walls and asbestos cladding and roof with on floor storage area and roller shutter door, 5 x 17 tonne grain bins and Almet 3 Tonne/hour oil fired dryer and shed.

GRANARY & WORKSHOP 18.97 x 4.61m (62'3" x 15'1") - Brick with zinc roof and containing Granary, Workshop and boxes.



METHOD OF SALE - Eastfield Farm is offered for sale by Informal Tender as a whole or in 4 separate lots as follows:

LOT	NG	DESCRIPTION	CROPPING HISTORY					Net Farmable HA approx	Net farmable acres approx	
			2010/2011	2011/2012	2012/2013	2013/2014	2014/2015			
Lot 1	9727 pt	Farmhouse, Farm Buildings and 4.17 ha	W Wheat	W Barley	Potatoes	W Wheat	W Barley	3.18	7.85	
							P Grass	0.1	0.25	
							Fallow	0.16	0.39	
Lot 2	9727 pt	Grade 2 arable land 4.21 ha approx.	W Wheat	W Barley	Potatoes	W Wheat	W Barley	4.21	10.4	
Lot 3	9727 pt 9727a	Grade 2 arable land 16.96 ha approx.	W Wheat	W Barley	Spring OSR	W Wheat	W Barley	13.31	32.89	
			W Wheat	W Barley	Potatoes	W Wheat	W Barley	3.65	9.02	
Lot 4	2452	Grade 2 arable land 46.25 ha approx.								
	2452a		W Barley	Spring OSR	W Wheat	W Barley	Potatoes	11.32	27.97	
	2452b			W Barley	Potatoes	W Wheat	W Barley	S Barley	7.95	19.64
								Fallow	4.03	9.96
	2452c			Potatoes	W Wheat	W Barley	Spring OSR	W Wheat	12.03	29.72
2452d			Spring OSR	W Wheat	W Barley	Potatoes	W Wheat	10.92	26.98	
Lot 5	The Whole - Farmhouse, Farm Buildings and 177 acres approx.							(175 acres net arable)		



THE LAND

The Grade 2 land is described in the Soil Survey of England and Wales as being "Coombe 1" well drained calcareous fine silty soils deep in valley bottoms and "Andover 1" shallow well drained calcareous silty soils over chalk on slopes and

crests. Both are ideal for the range of cropping undertaken. The land is known for being one of the earliest crop-maturing blocks of land in the area and is free working loam which has successfully grown cereal crops, potatoes and carrots in recent years.

The farm is conveniently placed with individual field access to each Lot from the public highway.

LOT 1

Farmhouse, buildings and Pt NG 9727 extending to 4.17 ha approx. (10.3 acres or thereabouts) including the road. Comprising the Farmhouse buildings and road and triangle of land in front of the house, together with a buffer area at the front South East corner of the house.

LOT 2

Pt NG 9727 extending to 4.21 ha approx. (10.4 acres or thereabouts). Comprising the strip of land behind the house down to Burton Fleming Road.

LOT 3

Pt NG 9727 extending to 16.96 ha approx. (41.9 acres or thereabouts). Comprising the remainder of the field to the South of the farmhouse and buildings.

LOT 4

NG 2452 extending to 46.25 ha approx. (114.3 acres or thereabouts). Comprising the off-lying field with road frontage to Burton Fleming Road. It is currently farmed in four parts (this year the wheat covers two parts together).

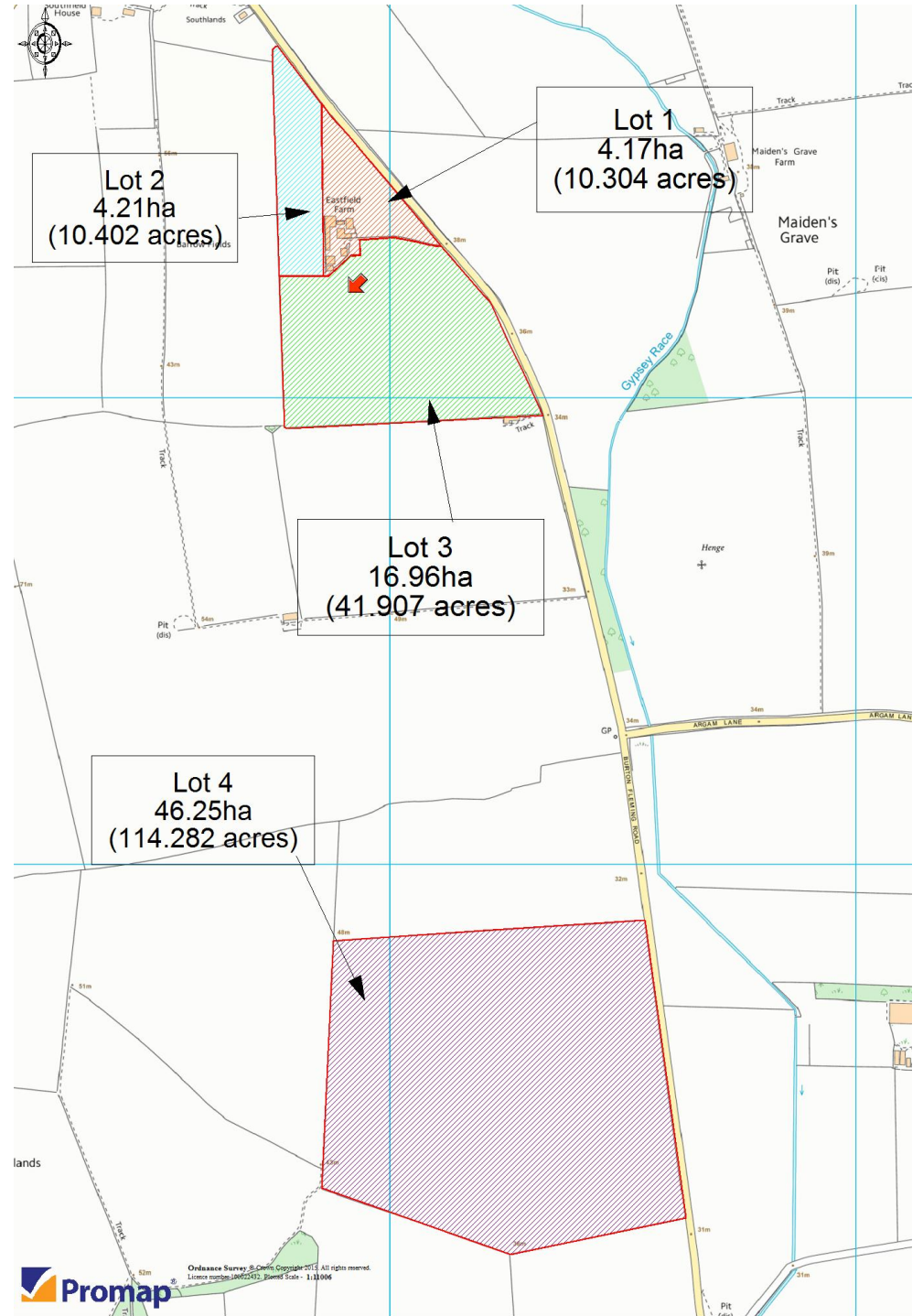
LOT 5 THE WHOLE

Comprising the Farmhouse buildings and 177 acres of land (175 acres net arable land).

GENERAL

Offers will be considered for more than 1 Lot and you will need to specify whether your purchase of one Lot is dependent upon your offers for the other Lots.

The Vendor reserves the right not to accept the highest or indeed any offers made in respect of this proposed sale.



GENERAL REMARKS

All offers should be for a specific sum of money and should not be made conditional or related to any other event, occurrence or happening. Offers should be made on the Tender Pack which you will need to obtain from the agents.



BOUNDARY LIABILITIES

If the Lots are separately purchased, the purchasers will be required to construct a post, pig wire and two strand tensile wire fence between the lots according to the plans attached to the Tender Pack as follows:

Between Lots 1 and 2 (Points A-B on the tender pack plan) at the expense of the purchaser of Lot 1

Between Lots 1 and 3 (Points C-D-E on the tender pack plan) at the expense of the purchaser of Lot 1

Between Lots 2 and 3 (Points F-G on the tender pack plan) - at the expense of the purchaser of Lot 2

BASIC PAYMENT SCHEME

The Vendor has registered for the Basic Payment Scheme and will receive and retain the 2015 Payment for which an application to the RPA has been submitted. The purchasers will be transferred the Entitlements for the 2016 claim year onwards.

ENTITLEMENTS

Eastfield Farm has 70.83 registered NSDA entitlements and the 2015 claim has a supporting land area of 70.86 ha. The Vendor will transfer the Entitlements to the Purchaser of each lot for which no extra payment will be required and the price payable for the land will be apportioned in respect of the value of the Entitlements for accounting purposes.

VAT

The Vendor informs us that he has not previously made any declaration for VAT in respect of the land and we do not therefore expect there to be any extra charge to VAT in respect of the land price. Should any part of the transaction attract payment of VAT for whatever reason this will be payable by the purchaser in addition to the purchase price.

SPORTING RIGHTS

The Sporting rights are in hand and will be transferred with the property.

EASEMENTS/RIGHTS OF WAY/WAYLEAVES

There are no known public footpaths or other rights of way affecting the property. The Whitby-Hull high pressure gas main crosses Lots 1, 3, 4 and of course Lot 5. There is an electricity pole in Lot 1 for which a minimal annual wayleave payment is receivable.

MINERALS

To the best of the Vendors knowledge the minerals belong with the property.

IRRIGATION ARRANGEMENT

At present there is an arrangement with a neighbour who has provided an irrigation connection point at the neighbours expense in the road verge at the South East corner of Lot 3, to aid the growing of root crops. This irrigation point will be removed unless the purchaser of Lot 3 wishes to make separate arrangements with the neighbour.

GRAIN STORAGE

The Unit has holding capacity for approximately 280 Tonnes of grain including approximately 85 tonnes in bins. The grain drying and storage facilities are outdated and will require upgrade by the Purchaser.

SERVICES

Mains Water and electricity are connected. The electricity supply is single phase only and some buildings have light and power connected. Septic Tank Drainage is installed with a second Septic Tank in the farmyard area. The mains water pipe for the property runs inside Lot 1, along the boundary to be installed between Lots 1 and 2 if the lots are separately purchased.

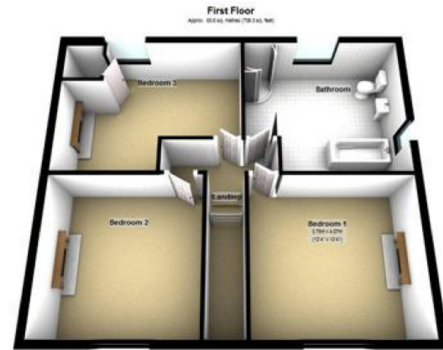
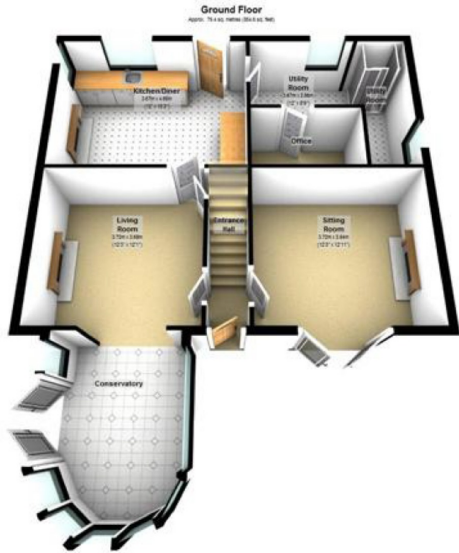
HOLD OVER

The Seller reserves the right to holdover the part field of potatoes in NG 2452 after the sale completion date, if necessary, to enable the harvest of the potatoes.



EARLY ENTRY

The purchasers will be permitted pre-entry to the fields after the crops have been removed (except in the case of the potato crop) to enable next years crops to be sown upon exchange of contract and payment of a double deposit.



Total area approx. 138.6 sq. metres (1503.0 sq. feet)
 This floor plan is not to scale and produced for identification purposes only. Items indicated to be locked in security cannot be guaranteed.
 Plan produced using The Mobile Agent.



Energy Efficiency Rating		
Current	Potential	
Very energy efficient - lower running costs		
(92-100) A	87	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	81	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		45
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

England & Wales



Directions

Distances: Bridlington 7.5 Miles: Scarborough 13 Miles: Driffield 14.5 Miles: York 37.5 miles
From Scarborough take the A64 York Rd and turn left to the B1249 at the traffic lights signposted Driffield. After Foxholes turn left and turn right after Burton Fleming village. The sale boards are on your right.
From York follow the signs for Bridlington turning left in the villages of Fridaythorpe and Sledmere. Turn left after the pub in Rudston and the sale boards are on your left.
From the South take the B1249 Scarborough Rd from Driffield to the roundabout after Langtoft. Turn right and follow the signs for Bridlington. Turn left after the pub in Rudston. Our sale boards will be on your left.

Disclaimer: Messrs Cranswicks for themselves as Agents for the Vendors/Lessors of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof. 2. All descriptions and information are believed to be correct but all intending purchasers/tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3. All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Cranswicks have not tested any gas or electrical heating systems, individual heaters, appliances, showers, glazed units, alarms etc. Therefore, purchasers should satisfy themselves that any such item is in working order by means of a survey inspection etc before entering into any legal commitment. 5. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Vendor and should not form part of any contract. 6. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 7. There is no implication that an item is included in the sale by virtue of its inclusion within any photograph. 8. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



96 Quay Road, Bridlington, East Yorkshire YO16 4HZ
Tel: 01262 672 110 Email: info@cranswicks.com
www.cranswicks.com

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Chartered Surveyors, Land & Estate Agents