



**HIGHTHORPE FARM – FOR SALE**  
Kilnwick, Drifffield, East Yorkshire

 **AFP** Alnwick Farming And  
Property Consultants



# PRIME ARABLE FARM WITH DEVELOPMENT POTENTIAL

Kilnwick | Driffield | East Yorkshire

Driffield 7 miles | Beverley 9 miles | Kingston upon Hull 16 miles | York 27 miles  
(Distances Approximate)

**For sale freehold by private treaty  
on behalf of the late  
Mr. G T Conner and Mrs. J Conner**

VERSATILE ARABLE FARM  
LOCATED ON THE EDGE OF THE YORKSHIRE WOLDS  
AVAILABLE AS A WHOLE OR IN NINE LOTS

In all approximately 163.98 Ha (405.19 acres)



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## GENERAL DESCRIPTION

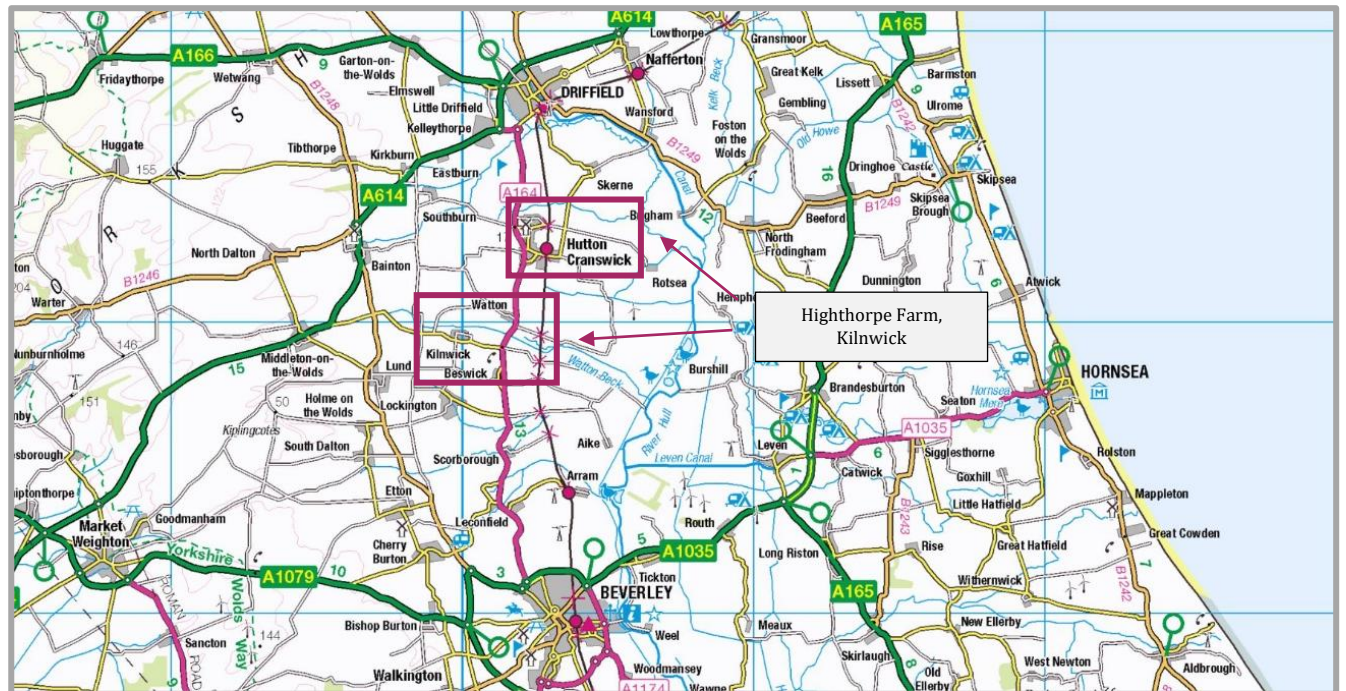
Located in a desirable farming area, Highthorpe Farm offers an excellent opportunity to acquire a productive arable unit which has been managed to a high standard by the vendors and their family. Extending to 164 Ha (405 acres) overall and including a period cottage in need of modernisation, grain store and a range of livestock buildings, Highthorpe Farm is a standalone unit capable of producing excellent yields, with a large part of the farm suited to growing root crops. Part of the farmstead is included within the village development boundary, offering scope for redevelopment, subject to obtaining the necessary consents.



## LOCATION & SURROUNDING AREA

Highthorpe Farm extends from the eastern edge of the Yorkshire Wolds onto the lowland plain to the east, with the local area renowned for fertile soils, picturesque countryside and a strong agricultural heritage. Excellent transport links provide access to a wide range of services and amenities available in nearby Driffeld and Beverley which offers many attractions including the magnificent Minster, Westwood Common and the iconic racecourse, along with modern and vibrant shops, bars, restaurants, cafes and entertainment. The beautiful Heritage Coast with sandy beaches is located to the east and the major commercial centre and port of Kingston upon Hull is to the south.

The East Yorkshire climate is ideally suited to agriculture, particularly arable farming and the area is well served by agricultural merchants, machinery dealers and suppliers. Livestock markets are available at Hull, Selby, York and Malton with large scale grain drying and storage facilities located nearby, together with abattoirs and processing facilities for livestock and poultry.





FARMSTEAD (Lot 1)

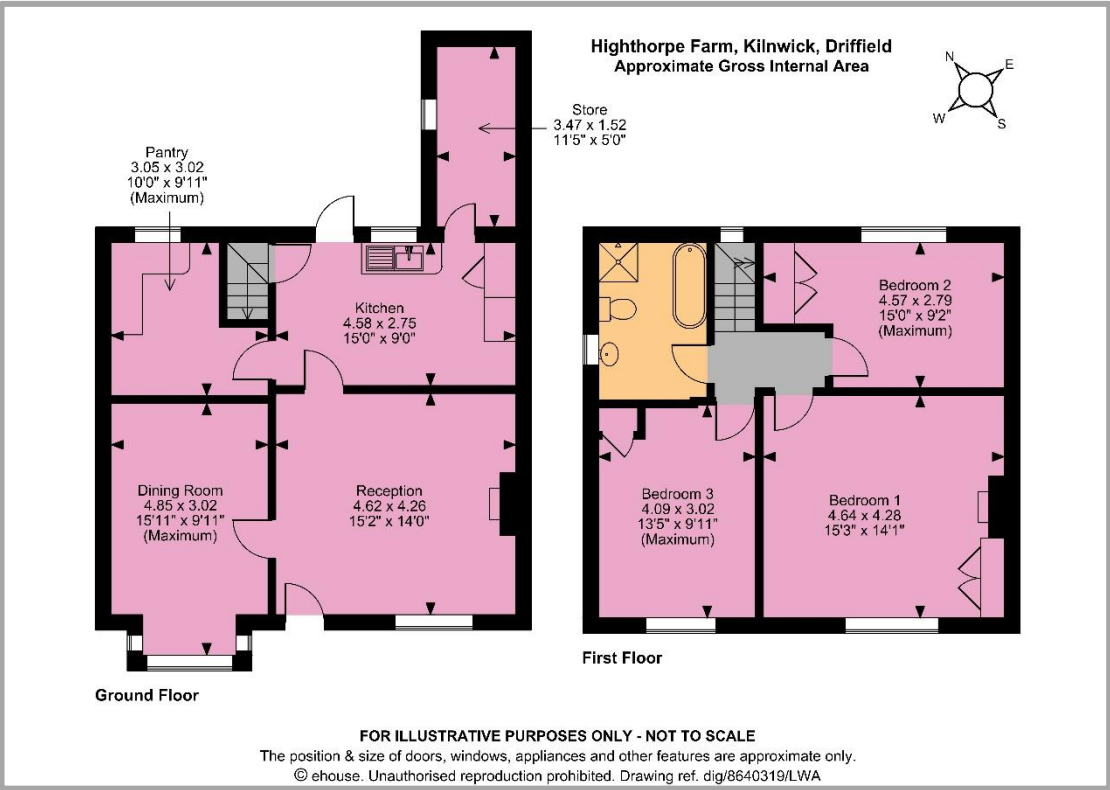
The existing farmstead extends to approximately 0.62 ha (1.54 acres) and is located on the eastern edge of Kilnwick. Including a period cottage, grain store and a covered livestock yard, the farmstead was historically the main base for the vendors’ farming operation, with grain produced on the farm milled and used to fatten beef cattle in the covered yard. The cottage is constructed of brick under a tile roof with uPVC windows and doors and subject to modernisation has the potential to create a pleasant family home in a desirable village.



The grain store/general purpose building benefits from a drive over drying floor and a separate storage area providing access through to a Boythorpe Crop store (4) used previously for storing moist grain, building 5 and a grass paddock.



Whilst still fully functional, it is anticipated that there may be scope to redevelop all, or part, of the farmstead in the medium to long term, subject to obtaining the necessary consents.



No.	Brief Description
1	Farm Cottage
2	Storage Building (19.50m x 5.20m) Corrugated iron roof cladding, timber/asbestos side cladding and a concrete floor
3	Grain Store/GP Building (37.10m x 18.00m) Steel portal frame (4.70m to the eaves), concrete perimeter walls, asbestos roof/side cladding. Grain storage area with timber drying floor, steel grain walling and external Bental fan.
4	Boythorpe Crop Store
5	Livestock Yard (53.00m x 17.89m) + (27.00m x 25.34m) + (18.00m x 8.80m) Triple span timber yard enclosed with brick and concrete block walls with asbestos side and roof cladding above. Soil/hardcore floor. Adjoining timber framed barn with asbestos roof cladding and corrugated iron/timber side cladding.



## LAND

Overall, Highthorpe Farm includes approximately 147 ha (364 acres) of productive arable land, classified as Grades 2 and 3, with soil types ranging from deep, well drained, fine loamy and loamy soils in the Hunstanton and Burlingham 2 soil series, through to loamy clays and clayey alluvial soils in the Holderness soil series. The soil types are typical for the area, versatile and capable of producing high yielding crops of cereals, oilseeds, pulses and roots. The land benefits from excellent road access and is contained in large, level fields all well suited to modern farm machinery. The recent cropping rotation has included wheat and barley (winter and spring varieties), oilseed rape and peas, with a strict agronomic policy towards grass weed control.

### Basic Payment Scheme and Environmental Stewardship

The land is not currently entered into any conservation, woodland or agri-environment schemes.

### Natural Capital and Bio-diversity

The bio-diversity and natural environment on the farm is enhanced by approximately 12 ha (31 acres) of woodland plantations, established hedges, grassy areas and a wildlife pond located in Lot 4. The woodlands and shelter-belts contain a range of mixed broadleaves and conifers, with certain areas suitable for thinning.

Lot 7 includes an area of former parkland likely to have been developed as part of the original Kilnwick Estate and together with the woodland in Lots 2 is included in a priority habitat area for woodland improvement.



Natural capital agreements could create opportunities to develop additional revenue streams on the farm by improving and enhancing the existing natural environment. Nature markets such as Woodland Carbon or the Bio-diversity Net Gain (BNG) mechanism may be particularly well suited to the land in Lots 4 and 7.

Lot No.	OS Map Sheet	NG Number	Gross Area		Description
			Ha	Acres	
1	Highthorpe Farm		0.29	0.72	Farm Cottage, Buildings & Yard
	TA0049	1368	0.33	0.82	Permanent Grass
	Sub-total =		0.62	1.54	
2	TA0049	3851	0.28	0.70	Permanent Grass
	TA0049	4365	6.22	15.37	Arable
	TA0049	5277	0.13	0.32	Woodland
	TA0049	574	0.15	0.37	Woodland
			0.28	0.70	Woodland
			14.87	36.74	Arable
			0.68	1.68	Woodland
	TA0049	5777	0.02	0.04	Woodland
	TA0049	5876	10.10	24.96	Arable
	TA0049	8146	0.11	0.28	Misc.
	TA0049	8878	7.63	18.85	Woodland
	TA0049	9072	1.38	3.40	Woodland
	TA0149	0657	5.57	13.76	Arable
	Sub-total =		47.42	117.18	
3	TA0049	6893	13.81	34.12	Arable
4	TA0149	9916	0.21	0.51	Permanent Grass
			0.07	0.18	Watercourse
			11.06	27.34	Arable
			0.08	0.19	Permanent Grass
	TA0248	2999	5.73	14.16	Arable
			0.07	0.17	Watercourse
			0.08	0.19	Permanent Grass
			0.08	0.20	Road
	TA0248	4476	4.42	10.93	Arable
	TA0248	4489	2.79	6.90	Arable
	TA0249	0410	1.90	4.69	Permanent Grass
			0.02	0.05	Woodland
			10.02	24.76	Arable
			0.02	0.06	Pond
Sub-totals =		36.56	90.34		
5	TA0248	6794	0.60	1.49	Permanent Grass
	TA0248	8077	9.41	23.26	Arable
	Sub-totals =		10.02	24.75	
6	SE9949	4217	17.36	42.89	Arable
			0.04	0.11	Woodland
			0.04	0.10	Track
			Sub-totals =		17.44
7	SE9949	3297	8.67	21.42	Arable
			0.15	0.38	Woodland
	SE9949	4393	0.48	1.18	Woodland
	SE9949	2787	0.15	0.38	Woodland
	SE9949	2880	0.27	0.66	Woodland
	SE9949	5092	0.04	0.10	Pond
			0.76	1.88	Woodland
			3.69	9.12	Arable
	SE9949	5199	0.03	0.08	Woodland
	SE9950	3205	0.10	0.25	Woodland
	SE9950	5110	0.13	0.32	Woodland
Sub-totals =		14.48	35.77		
8	SE9749	9090	5.75	14.20	Arable
	SE9849	2786	11.42	28.21	Arable
	Sub-totals =		17.17	42.42	
9	TA0253	1006	6.47	15.99	Arable
Totals =			163.98	405.19	



## GENERAL REMARKS AND POINTS TO NOTE

### EASTERN GREEN LINK 2 (EGL2)

Part of Lot 9 is impacted by the EGL2 electricity infrastructure scheme which proposes to install a high voltage electrical cable link between Peterhead and Drax. The vendors have signed heads of terms for an Option and Cable Easement with further information available from the selling agents.

### BOUNDARIES

The boundaries of the land are generally defined by mature hedges, fences or other boundary structures. Certain woodland boundaries are no longer identified by a boundary structure.

### DESIGNATIONS

Highthorpe Farm is located within a Nitrate Vulnerable Zone.

### EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is to be sold subject to and with the benefit of all rights of way whether public or private, rights of water, drainage, light, electric and other rights, as well as existing or proposed wayleaves, easements, quasi-easements, restrictive covenants and any other burdens whether referred to in these particulars or not.

In particular, certain rights and rights of way have been granted historically over some of the land. Further details are available on request. The land in Lots 2 and 7 is crossed by public footpaths. Lot 6 has a public footpath and bridleway around the boundary.

### SPORTING AND MINERAL RIGHTS

As far as they are owned, the sporting and mineral rights are included with the freehold and included in the sale.

### RESTRICTIONS

Lot 9 is subject to a restriction limiting the use of the land to a field for growing cereals or root crops and preventing any buildings or structures from being erected on the land.

### COUNCIL TAX & ENERGY PERFORMANCE

	Council Tax	EPC Rating
Farmhouse	C	G

EPC valid until: 20<sup>th</sup> March 2025

### TUPE

There are no employees directly associated with Highthorpe Farm.

## SERVICES

The farmstead (Lot 1) is connected to mains water, 3-phase electricity and drainage.

## OUTGOINGS

Drainage rates are payable to the Beverley and North Holderness Drainage Board on part of the land in Lot 4.

## PLANS, AREAS AND SCHEDULES

The plans and schedules included in the particulars are based on the areas provided by the Rural Payments Agency, Ordnance Survey and Title Plans. The plans and schedules are for reference only. The purchaser(s) will be required to satisfy themselves as to the boundaries and areas of the land offered for sale and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

## VAT

To our knowledge the property has not been opted to tax. If the sale, or any part of it, or any right attached to it attract VAT, such tax will be payable in addition to the purchase price.

## FIXTURES & FITTINGS

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

## COSTS

Each party to bear their own costs in the transaction.

## TITLE AND TENURE

Title to Highthorpe Farm is registered under the following title numbers:

**HS136542, HS254694, HS254721, HS254726, HS254697, HS254699, HS252854, HS254785, HS258800.**

## LOCAL AUTHORITY

East Riding of Yorkshire  
T: 01482 393939  
W: [www.eastriding.gov.uk](http://www.eastriding.gov.uk)

## HEALTH AND SAFETY

When viewing the property please be aware of the potential hazards associated with a working farm.

## MONEY LAUNDERING REGULATIONS

The successful purchaser(s) will be required to provide the selling agents with documents to satisfy the Money Laundering Regulations including proof of identity and address. Further details of the requirements are available upon request.

## SALE METHOD

The property is offered for sale freehold by Private Treaty on the basis that contracts will be completed before harvest, subject to a holdover provision to allow the vendors to harvest the growing crops and remove straw. The vendors reserve the right to conclude the sale by any other means and prospective purchasers should register their interest with the selling agents to be kept informed.

## VIEWINGS

Viewings are permitted strictly by prior appointment with the selling agents and will be accompanied.

## POST CODE

Highthorpe Farm (Lot 1) - YO25 9JD

## WHAT3WORDS

Highthorpe Farm (Lot 1) - ///flinch.throw.increment

## FURTHER INFORMATION

Further information in respect of the property and the information stated in these particulars is available from the selling agents.

## SELLING AGENTS:

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ALNWICK,  
Northumberland,  
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Tel: 01665 606041

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**M: 07378 381134**

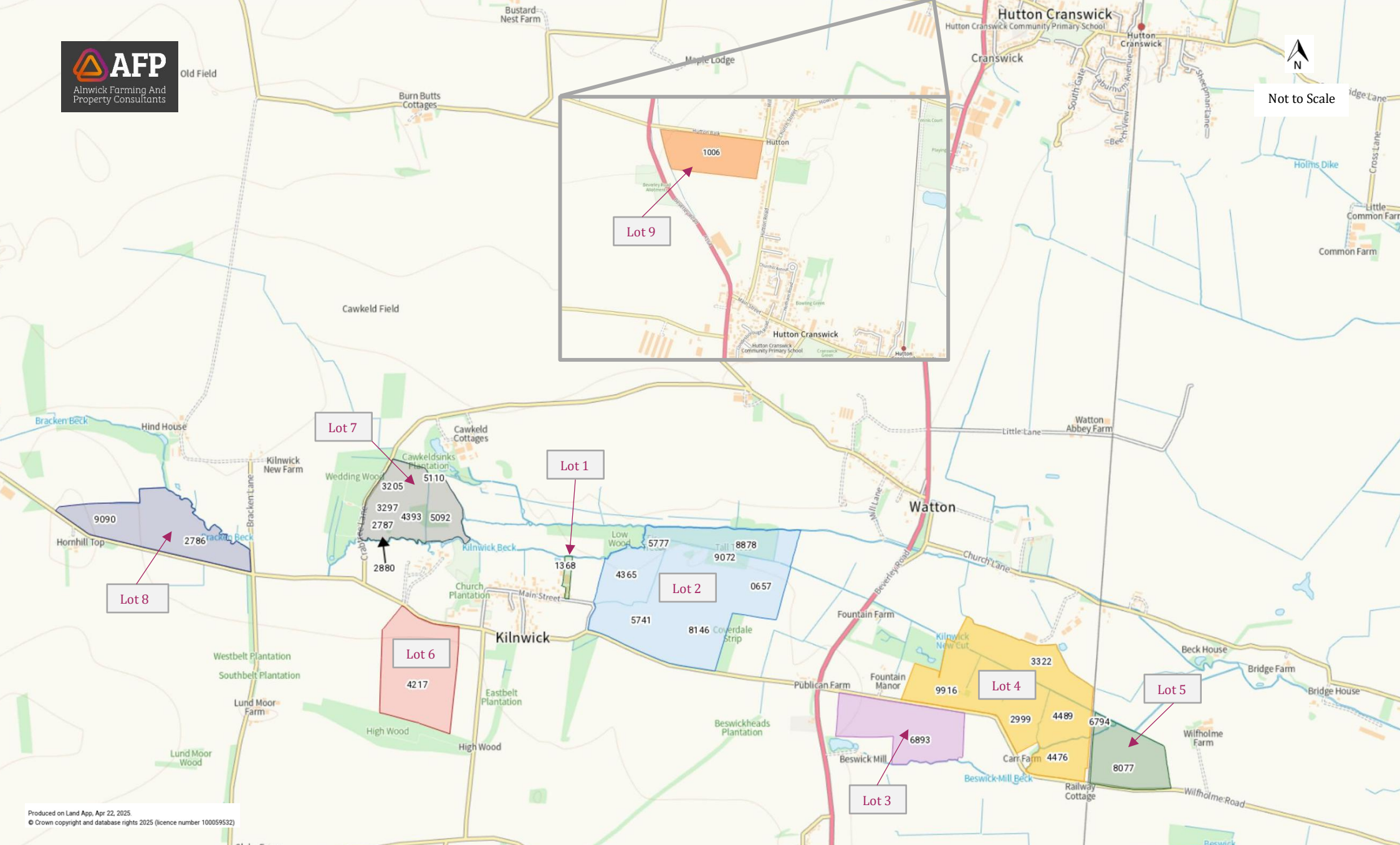
**E: [emma@alnwickfpc.co.uk](mailto:emma@alnwickfpc.co.uk)**











Brochure Reference: AFC/22/48/V.1 | Particulars finalised: April 2025 | Photographs taken: April 2025

#### IMPORTANT NOTICE

The information contained in these particulars is intended to be reliable and accurate. They should however be used for guidance only and complete accuracy cannot be guaranteed. All dimensions, measurements and descriptions provided are approximate and plans are for illustrative purposes only. Prospective purchasers should satisfy themselves as to the information provided including the boundaries and areas. No services have been tested and cannot be guaranteed. These particulars are for the guidance of interested parties and do not constitute an offer or contract.



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