

FOURTH FARM

GRANSMOOR - DRIFFIELD - EAST YORKSHIRE



CUNDALLS
Est 1860



FOURTH FARM

GRANSMOOR - DRIFFIELD - EAST YORKSHIRE

Burton Agnes 3 miles, Bridlington 6 miles, Driffield 10 miles, Beverley 17 miles, York 35 miles (all distances approximate)

A VERSATILE ARABLE FARM & HOLIDAY COTTAGE BUSINESS

A unique opportunity to purchase a highly productive arable and holiday cottage business in a lovely ring fenced position. Comprising a period 5 bedroom house, modern 4 bedroom bungalow, 2 bedroom house, three holiday cottages and five part completed holiday cottages, large range of buildings and in all 303.61 acres within a ring fence.

- Farmhouse: A period 5 bedroom farmhouse of over 2,800sq.ft situated in private gardens.
- Treetops: A detached modern 4 bedroom bungalow, nicely situated separate from the farmstead providing modern living accommodation in attractive gardens and grounds.
- **Foreman's House:** A 2 bedroom house currently let on an AST generating £725pcm.
- Holiday Cottages: Three established holiday cottages generating a healthy annual income, plus a range of courtyard buildings, externally complete and at first fix stage to provide five holiday cottages/residential lets.
- Farm Buildings: A large range of farm buildings providing over 30,000 sq.ft of floorspace and providing grain storage and drying system, workshop and machinery storage and a substantial range of former intensive pig rearing buildings.
- Agricultural Land: In all around 303.61 acres situated in a ring fence with excellent internal field access and providing 280 acres of mainly Grade II farmable arable area producing high yielding cereal crops. There are also grazing and mowing fields and lagoon.

FOR SALE AS A WHOLE OR IN THREE LOTS

- Lot 1: Farmhouse, foreman's house, holiday cottages, buildings & around 26 acres: Guide Price: £1,799,999
- Lot 2: Around 260 acres land. Guide Price: £2,600,000
- Lot 3: Treetops and 17.2 acres. Guide Price: £600,000

GUIDE PRICE: £4,999,999

CUNDALLS
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INTRODUCTION

Fourth Farm comprises a high quality commercial farm and leisure business, peacefully situated in an attractive rural position between the capital of the Wolds Driffield and the coastal resort of Bridlington in the East Riding of Yorkshire.

The sale of the farm represents a rare opportunity to purchase a successful diversified farm and leisure business, with significant residential and leisure appeal and capable of generating a strong annual income. The property also has vast potential to further expand and add commercial value in leisure or equestrian pursuits, subject to the necessary consents.

In all, Fourth Farm extends to approximately 303.61 acres (122.87 hectares) being within a ring fence, where the land is principally under arable production, with the exception of two fields (c.16.5 acres) of permanent pasture.

The property includes three residential properties and eight holiday or short term let cottages (*three are established and five are at first fix stage, ready for internal fit-out to a buyers own requirements*).

The current vendor occupies the property known as Treetops, a very attractive and modern 3/4 bedroom bungalow, nicely situated in a private position away from the main farmstead in lovely gardens and grounds.

The original principal farmhouse is privately situated in the farmyard and provides substantial 5 bedroom accommodation together with private grounds, garage and outbuildings.

Foreman's House provides the third residential dwelling and comprises a 2 bedroom house with private garden area.

Approximately twenty years ago, given the attractive position of the farm and proximity to the various Coastal resorts, Wolds, York and Beverley the current owner developed three high quality holiday cottages. The business is award winning (*Gold standard*) and provides a ready-made business generating a strong income outside of farming. There is also the benefit of a lovely courtyard range of brick and pantile buildings which have been externally completed to provide five additional holiday cottages (*or can be let on residential AST's*). **This building is at 'first fix' stage (excludes electrics & plumbing)** and is a blank canvas for a new owner to develop to their own required specification.

The farm is situated in a ring fence, with no reason to go 'off farm' with machinery and in all amounts to 303.61 acres. The arable fields are of a good size and suitable for modern farming practices and machinery, with the land being generally level in aspect with some areas of undulation towards the eastern fringe. The land is classified as Grade II and Grade III with the majority being Grade II. The amenity aspect is enhanced by various small blocks of woodland and hedges across the farm.

The farm may offer mineral exploitation opportunities and The East Riding and Hull joint minerals policy shows mineral deposits of sand and gravel across the farmland.

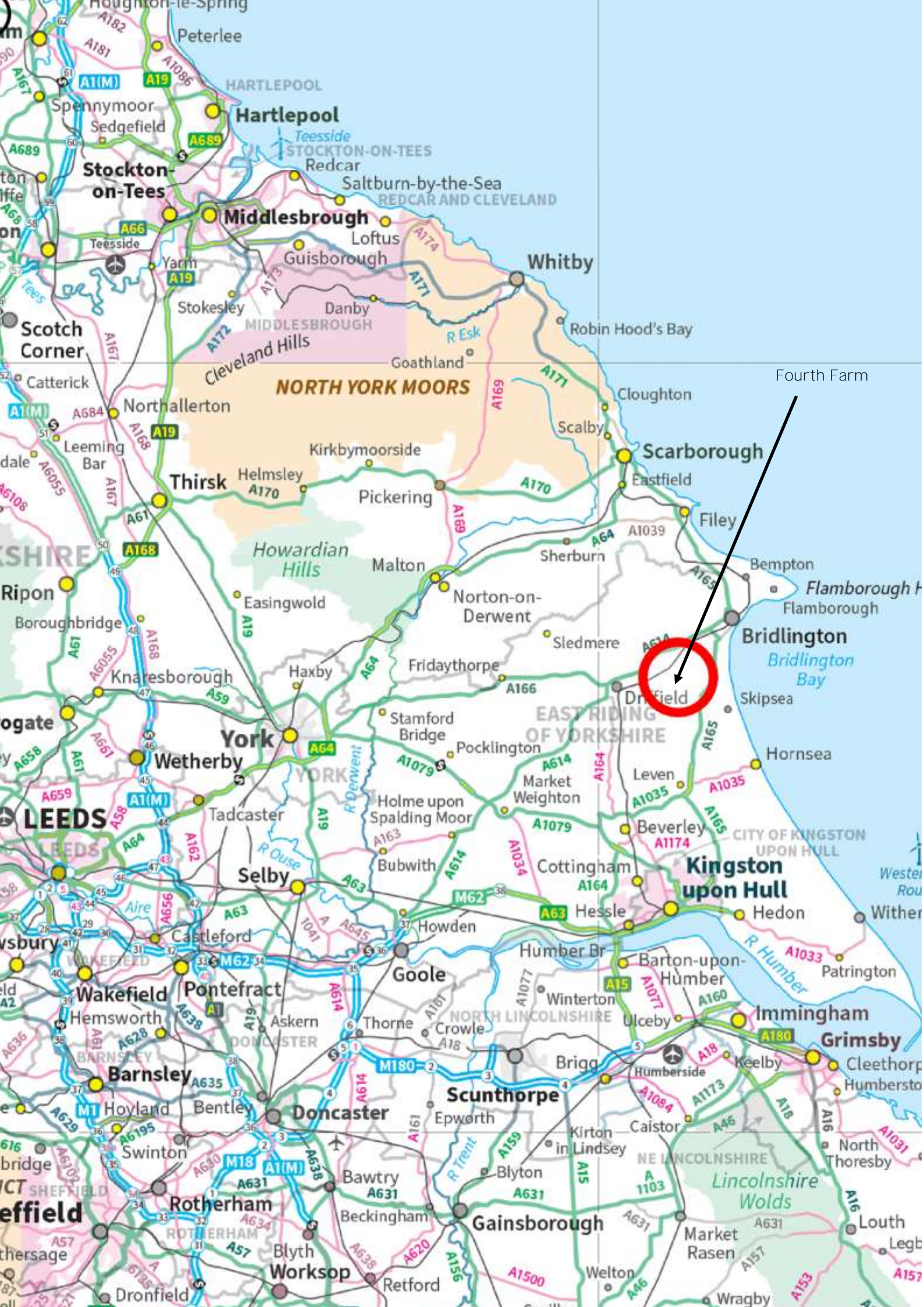
The farm buildings allow for grain storage of approximately 1,000 tonnes and include grain store, separate dryer shed with grain bins, together with a range of versatile general purpose storage barns and former pig breeding and fattening buildings.

There is a significant opportunity to expand upon the leisure side of the farm business by developing a lodge /caravan / glamping park or equestrian facilities subject to the usual planning consents and approvals.

Overall, the farm should appeal to purchasers looking for an attractive farm with opportunities to develop and diversify the commercial opportunities this unique property offers. The farm could also be ideal as a sporting or amenity estate for weekend / occasional use. The current farming and holiday let business can be operated by third parties with the current owners already having arrangements in place with Sykes Cottages and a local farming contractor.

The farm has been lotted three ways, as listed below however alternative packages may be available by negotiation

- Lot 1: House, foreman's house, holiday cottages, buildings & around 26 acres: Guide Price: £1,799,999
- Lot 2: Around 260 acres land. Guide Price: £2,600,000
- Lot 3: Treetops and 17.2 acres. Guide Price: £600,000



Fourth Farm

LOCATION AND SITUATION

Fourth Farm is situated in a private position immediately to the edge of Gransmoor Village with access off the main public highway which then leads onto a private access road to the far south east boundary of the village.

Gransmoor is a small rural hamlet situated south of the Yorkshire Wolds and west of the Yorkshire Coast.

The surrounding area is excellent for walking, cycling, riding and bird watching

A full range of services and amenities can be found in the coastal town of Bridlington which is located approximately 6 miles north east including food outlets, cafes, hoteliers, restaurants, leisure and recreational facilities. The town is a popular tourist destination with visitor attractions and accommodation and the town is also home to further educational and healthcare facilities. There is also a railway station.

The market town of Driffield is located approximately 10 miles to the south west and offers a comprehensive range of services and amenities including supermarkets, convenience stores, fuel filling stations, leisure, recreational and sporting facilities. The town is also home to educational and healthcare institutes including primary & secondary schools, doctors surgery, general hospital and dental practitioners.

The area is unspoilt and offers a picturesque mix of rolling countryside with towns and villages nestled within and quick and easy access to the Coast at Filey, Scarborough and Bridlington.

The historic City of York is 34 miles distant where further amenities are available including mainline train services direct to London Kings Cross and Edinburgh, Scotland in under two hours.

COMMUNICATIONS: Nearby access onto the A164, A615 and A1079 providing links onto the A1 (M), A19, M1 and M62.

TRAIN STATIONS: Driffield, Bridlington, Scarborough, Malton and from York access to London Kings Cross in under two hours.

AIRPORTS: International airports at Durham Tees (50 miles), Leeds Bradford (50 miles), Newcastle and Doncaster.

SHOPPING: Quality retailing with major national fashion retailers in York, Beverley and Leeds. Superb range of independent retailers in Driffield, Filey, Malton and Scarborough.

SCHOOLS: Excellent range of private and state schools nearby including Scarborough College, Pocklington School, **Hymers Hull and St Peter's York. Local villages offer primary** schools and there are comprehensive secondary schools at Bridlington, Hornsea, Scarborough, Driffield and Filey.

RACING: Malton and Norton are well known for the breeding, training and racing of thoroughbred racehorses and there are gallops at Langton Wold, available on a daily use basis.

Racecourses with meets at York and Beverley and further afield Wetherby, Thirsk, Catterick and Doncaster.

FISHING: There is excellent sea fishing off the coast at Filey, Scarborough and Bridlington. High quality fly fishing for trout and grayling is available on a number of rivers including the local River Derwent, River Rye and chalk stream Driffield Beck.

The River Esk, Yorkshire's premier Salmon and Sea Trout, is only a short distance away near Whitby.

SHOOTING: The area has a wide and varied amount of quality game shooting available, including Dawnay Estates at Wykeham, Place Newton Estate at Wintringham, Raisthorpe, Ganton, Birdsall, Garrowby, Warter Priory and Mulgrave. Grouse shooting is available on the North York Moors including the renowned Danby, Bransdale, Rosedale and Westerdale Moors.

HUNTING: Local hunting is available with the Holderness, Derwent and Middleton Hunts.

GOLF: The world famous Ganton Golf Club, which has hosted the Ryder, Curtis and Walker cups is only 8 miles distant. Other courses at Bridlington Malton, Scarborough, York, Driffield and a Championship course at Hornsea.

THEATRE: The Stephen Joseph theatre is based at Scarborough with resident Alan Ayckbourn. York has the York Theatre Royal and the Grand Opera House. Beverley and Hull have a vibrant theatre scene with local and national artists, including Hull playwright John Godber.

HISTORIC HOUSES: The area is home to many notable Estates and historic houses including Burton Agnes, (3 miles) Castle Howard, Thorpe Hall, Rudston, Burton Constable, Sledmere, Scampston, Hovingham, Sewerby Hall, Duncombe Park and Nunnington.

RESIDENTIAL ACCOMMODATION

THE FARMHOUSE

The principal residential accommodation at the farm is situated in an attractive period farmhouse.

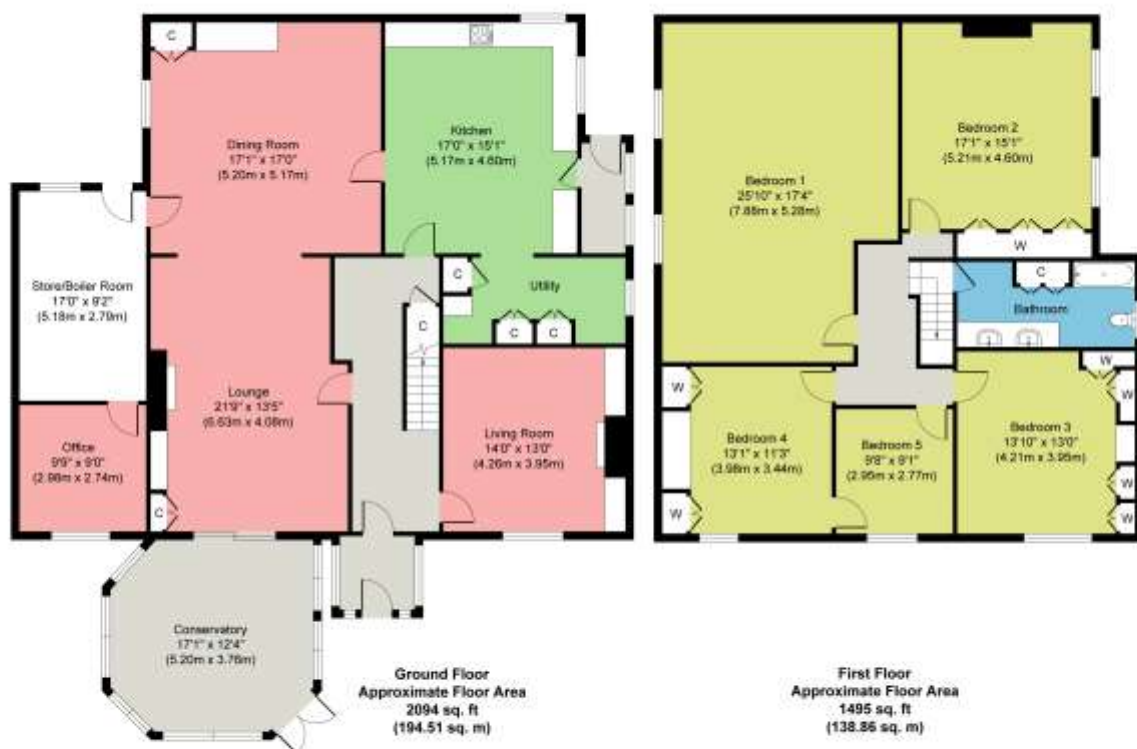
The property is constructed of brick under a pitched pantile roof and is set to the south east of the farmyard, in a pleasant private position within a south facing garden. The house provides over 2,800sq.ft of living accommodation and has been well maintained however likely that a new purchaser will likely cosmetically upgrade the house to include new kitchen, bathroom and re-decoration.

To the ground floor there is an entrance hall, open plan lounge and dining room allowing access to the boiler room/ wash house and farm office. There is a mock Victorian conservatory overlooking the front gardens, a further reception room traditionally used as a library, together with a good size kitchen/breakfast room open to a utility, together with side entrance porch. On the first floor there are five bedrooms, the largest currently used as a billiard room, and a family bathroom.

Externally, the front of the farmhouse faces due south having principally lawn gardens screened by Leylandii and having a flower border fringing the gravel driveway. There is a double garage and ample external car parking.

To the rear of the farmhouse is a yard edged by a number of out-buildings which are currently used as storage or workshops. These could be repurposed under permitted development rights or planning requirements to suit the owners requirements.

Please see the floorplan below for the layout:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TREETOPS

Treetops is a very attractive and modernised 3 / 4 bedroom detached bungalow pleasantly positioned separately from the main farmstead in mature private gardens and grounds. Please note this property is subject to an Agricultural Occupancy Clause

The current vendor occupies this property and the living accommodation is very nicely appointed and provides versatile and spacious accommodation. The property is constructed of brick under a pitched tile roof and provides nearly 2,000 sq.ft of very nice living space.

The front door opens onto an entrance lobby. To the left of the lobby is a separate lounge with patio doors opening to the garden. An open fireplace currently has an electric log burner and provides a focal point. To the right is an opening to the dining room which has two large windows overlooking the rear and side of the garden. To the right of the lobby is the hub of this property. A recently extended large open plan modern kitchen / diner with separate seating area. The kitchen has an excellent range of modern white gloss units with built in appliances, granite worktops and bamboo flooring. There is a large island with seating and beyond this a dining area and separate seating area/ snug with wall mounted TV and built in modern electric fire. The room has a good supply of natural light from the side windows, ceiling Velux and patio doors on to the front garden. Plantation shutters provide a modern feel to this high spec room. A separate WC and utility room are situated just off the kitchen.

Access to the property from the side door brings you to a new corridor with bamboo flooring, built in white gloss storage units and plenty of natural light. This has access to a large modern study with ample storage and desks. A large window brings in plenty of natural light and has plantation shutters. This room could easily be turned into a separate lounge, library or bedroom. There are three further bedrooms and a modern family bathroom that serves all the bedrooms.

Externally the property is situated in lovely south facing gardens and grounds. The gardens provide a very private garden area with lawned gardens, herbaceous borders, patio areas and parking.

Please see the floorplan below for the layout:



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FOREMAN'S HOUSE

Foreman's House is a semi-detached 2 bedroom house located within the main farmstead.

The property is constructed of brick under a pitched pantile roof with UPVC double glazed windows and provides well appointed modern accommodation.

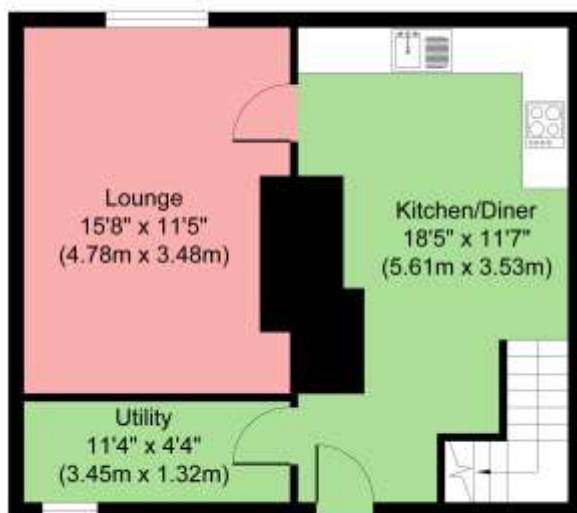
Internally the property comprises a kitchen/dining room, living room and utility. To the first floor are two bedrooms and a bathroom.

The property has the benefit of a designated parking area and a private south west facing garden with patio and lawned gardens.

The property is currently let on an Assured Shorthold Tenancy which is rolling on periodically and generates £725pcm (£695pcm rent plus £30pcm for water).

For those looking to further enhance the holiday cottage enterprise, the property could alternatively be let out as a holiday cottage.

Please see the floorplan below for the layout:



Ground Floor
Approximate Floor Area
474 sq. ft
(44.08 sq. m)



First Floor
Approximate Floor Area
474 sq. ft
(44.08 sq. m)



THE HOLIDAY COTTAGES

Within the past twenty years the current vendor **seized upon the opportunity to diversify the farm business, in view of its proximity to the East Yorkshire Coast and Yorkshire Wolds.**

The business has gone onto be a successful, profitable and award winning venture and comprises three very high quality completed cottages and five externally completed cottages at first fix stage ready for internal completion.

The property is situated in an attractive position to attract tourists with the coastal resorts of Bridlington, Scarborough, Filey and Hornsea a short distance away, together with been a great base to explore the rolling Yorkshire Wolds, historic City of York and the county town of Beverley. Burton Agnes country house which is open to the public is situated within 3 miles.

The cottages comprise:

Wagon Shed:

Two bedroom. Sleeps 4 adults

This is next door to the Foreman's house and the accommodation includes; one double bedroom and further twin bedroom, one with ensuite bathroom, the other with an ensuite shower room. There is a modern fitted kitchen, utility/store/boiler room and large open plan living room and with patio doors to a paved area and private garden.

Winsall Court I:

Two bedroom. Sleeps 4 adults

The accommodation includes one double bedroom and a further twin bedroom both with ensuite bathrooms. There is a large open plan living kitchen, utility/store/boiler room and patio doors on to a gated shared courtyard and seating area.

Winsall Court II:

One Bedroom. Sleeps 2 adults

The accommodation includes; one double room with ensuite bathroom, open plan living kitchen, utility/store/boiler room and patio doors on to a gated shared courtyard and seating area.

Slingsby Court:

Five Cottages. Sleeps 16 adults in total.

A superb traditional range of courtyard brick and pantile buildings with full implemented planning permission for holiday or short let (AST) residential accommodation. Plans for the buildings are included within the sales information pack which can be obtained from the sole selling agent. These include; three x 2 beds with ensembles and two x 1 bed cottages with ensembles.

The courtyard is externally complete and is now at 'first fix' stage with drainage in but excluding electric wiring and plumbing. The buildings are in a lovely, south facing courtyard setting.

Grounds: There is a large gravelled communal car parking area and a large lawn with small wood that is used by the cottages and Foremans house. The properties are surrounded by the farmland, so there is the ability to provide nature walks and the ability for guests to look out over open fields and benefit from the peace and tranquillity of the countryside

Please see the floorplan overleaf for the layouts:

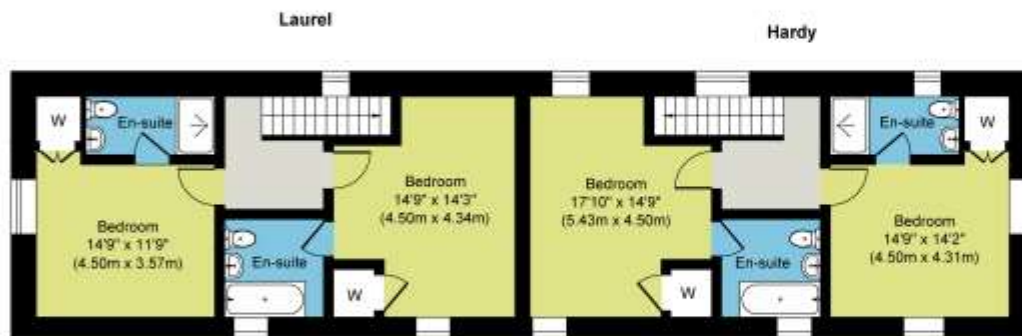




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of do or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes.

The services, systems and appliances shown have not been tested

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First Floor
Approximate Floor Area
960 sq. ft
(89.16 sq. m)



doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. No guarantee as to their operability or efficiency can be given.





FARM BUILDINGS

Fourth Farm benefits from a comprehensive range of buildings, providing in excess of 30,000sq.ft of floorspace including approximately 1,000 tonnes grain storage and drying facilities, workshop and general purpose storage together with a substantial range of former intensive pig rearing buildings.

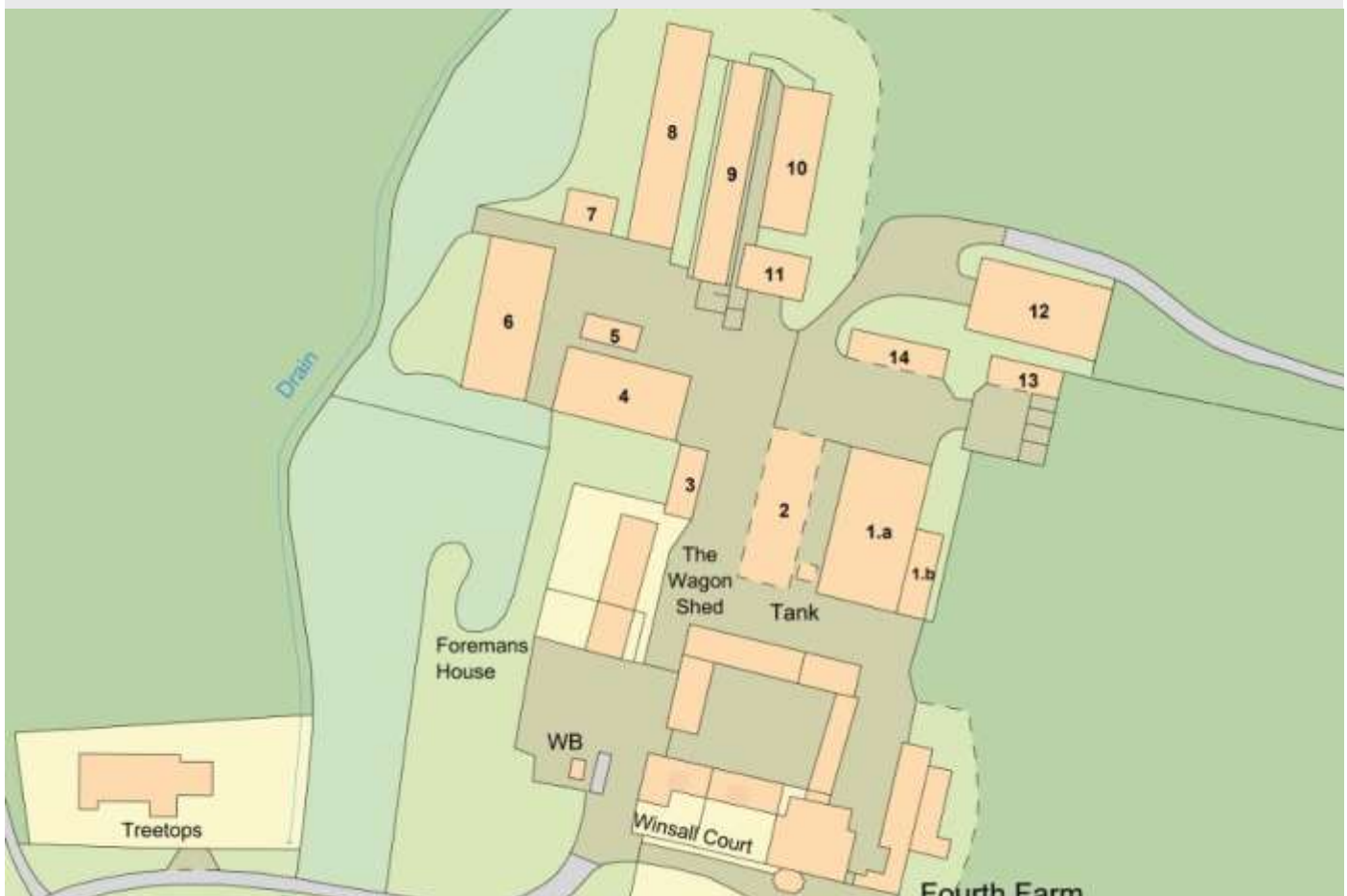
The buildings are situated to the far north of the farmstead, with gated access from the holiday cottage complex and have immediate access onto the agricultural fields and the good internal road access system.

The buildings include a grain dryer and bin system with 11 grain bins capable of holding 360 tonnes and a continuous flow dryer system operating on 8 tonne/hour.

There is a further grain store providing on floor storage, general purpose buildings and overall the farm can store around 1,000 tonnes of grain.

The farm historically operated a 200 sow breeding and fattening unit and there is a range of former pig rearing and fattening buildings covering a substantial footprint and providing the opportunity to be re-utilised by commercial pig producers or for bed and breakfast pig or cattle rearing operations subject to upgrade and modernisation.

The buildings comprise:



BUILDINGS SCHEDULE

No	BUILDING	SIZE	DESCRIPTION
1a	GRAIN DYER/BIN SHED	27m x 15m	5 bay steel portal frame construction, with corrugated iron surround under corrugated roof , concrete floor and sliding doors. Capacity of 360 tonnes (To include 15 x 10 tonne bins and 6 x 35 tonne bins). Oil fired continuous flow dryer running at approx. 8 tonne/ hour, with top and lower elevator and 3 phase electrics.
1b	LEAN-TO	16.7m x 5m	A Timber frame lean to with block wall, corrugated iron above below a corrugated roof and concrete floor.
2	DUTCH BARN	28m x 9m	5 bay steel portal frame with corrugated roof, part block work and stone floor. Open sided.
3	FORMER FARROWING HOUSE	12.5 x 5.5m	Now used as a fuel store. Block work with corrugated iron roof, concrete floor and bunded tanks.
4	SOW HOUSE	28.2m x 22.2m	A former intensive sow house with brick built construction and fibre board roof.
5	STORE	10m x 2.5m	A former milking parlour with brick built construction and fibre board roof.
6	FORMER SERVICE HOUSE	28m x 11.7m	Former pig serving house with block walls with laminated panels and fibre cement corrugated roof.
7	FLATDECK PIG BUILDING	9.5m x 7.3m	Former pig flatdeck system building with block walls with laminated panels and fibre cement corrugated roof.
8	FARROWING HOUSE	8.65m x 37.5m	Former pig farrowing building with block walls with laminated panels and fibre cement corrugated roof.
9	FATTENING HOUSE	40.5m x 8.3mm	Former pig fattening building with block walls with laminated panels and fibre cement corrugated roof.
10	FINISHING HOUSE	26m x 8.8m	Former pig finishing building with block walls with laminated panels and fibre cement corrugated roof.
11	GENERAL PURPOSE BUILDING	12.2m x 8.4m	Concrete frame building with fibre cement roof. Corrugated panel walls. Concrete floor.
12	GRAIN STORE	24.2m x 13.7m	Steel portal frame construction with reinforced block walls, fibre corrugated clad walls and roof with roof lights. Single phase electric, alarm system and sliding doors.
13	TRADITIONAL BARN	13m x 5m	Dilapidated three bay brick and pantile cart shed.
14	FORMER CATTLE YARD	17.9m x 5.4	Four bay formed pig/ cattle yard with block divisions, corrugated iron walls and corrugated pitch roof with concrete floor.
15	WEIGHBRIDGE		40 tonne weighbridge. Note: not in test.





AGRICULTURAL LAND

In all Fourth Farm amounts to approximately 303.61 acres, all within a ring fence.

Around 280 acres comprises predominantly Grade II arable land operated on a cropping rotation over the past five years that has included both spring and winter barley, wheat, oil seed rape and spring beans. Specific field cropping details are shown in the land schedule and a five year cropping record can be made available to interested parties.

The arable fields across the farm are predominately Grade II (Very Good) and are of a good commercial size with either hedge or dyke boundaries with approximately half of the arable land benefitting from under drainage, with other land being generally free draining. The two permanent grassland blocks (16.5 acres) have been let for hay annually, the land including a former slurry lagoon which is situated centrally within the farm, with piped connections remaining to the farm stead. This could allow the future opportunity for irrigation.

The Grade II land is predominated by the Wick 1 Series which is described as deep well drained course loamy and sandy soils, locally over gravel. This is suitable for cereals and some horticultural crops.

The land to the north eastern side of the farm is classified more as being Grade III and where the land is slightly heavier in its working and the soil is mainly of the Holderness Series (similar soils with only slight water logging with narrow strips of alluvial clay suited to cereal productions).

Access to the land is currently from an internal spine farm track leading from the farmyard, the majority of which has been stoned. If sold separately to the steading, access would need to be taken from the Gransmoor Road which fronts the western fields boundary. Access is already taken from the highway to the land.

Farming contractor

The current owner has farmed the land in hand with the use of a farming contractor, who has been engaged at the farm for over 30 years and has indicated an interest to continue on a contract basis or take on a farm business tenancy (FBT).

There is currently a straw for muck agreement and there is currently in excess of 2,000 tonnes of manure ready to be used. There is a willingness from the provider for this arrangement to continue.

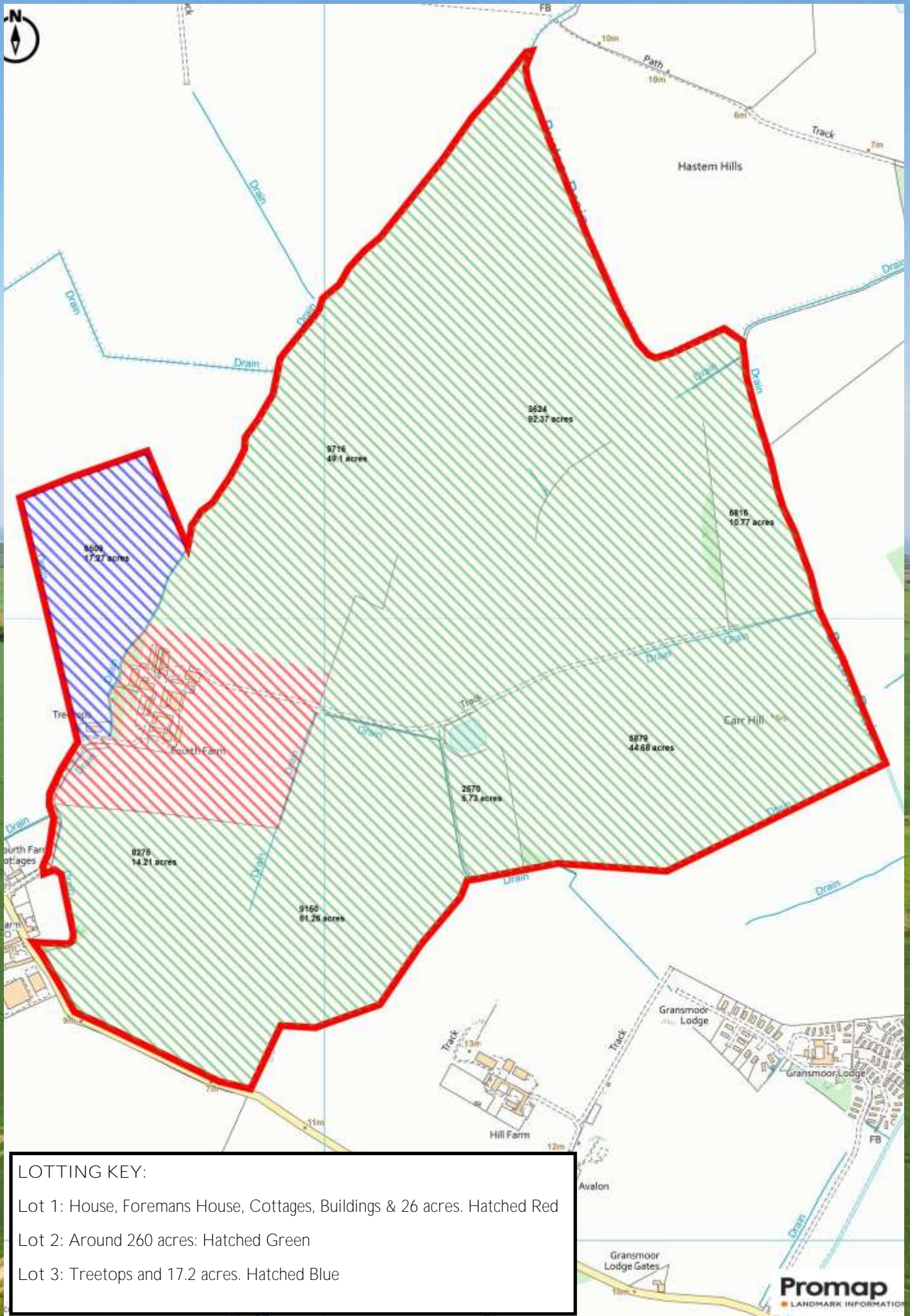
Minerals

Fourth Farm has mineral deposits of 'sand and gravel' as per the East Riding and Hull joint minerals local plan

This can be found at : <https://www.eastriding.gov.uk/planning-permission-and-building-control/planning-policy-and-the-local-plan/joint-minerals-plan/#:~:text=The%20new%20Joint%20Minerals%20Local,and%20other%20relevant%20planning%20applications>. The info below is from the 'Adopted Policies' document . The Policies Map page 17 shows the 'Sand and Gravel' search (grid15) across Fourth Farm The only other area with 'Sand and Gravel' is on grid 28 which covers Catwick.

LAND SCHEDULE

Field No	Description	Ha	Acres
8275	Arable	5.75	14.21
9150	Arable	24.79	61.26
9716	Arable	19.87	49.10
5879	Arable	18.08	44.68
3624	Arable	37.38	92.37
6509	Arable	6.99	17.27
2570	Grass inc Lagoon	2.32	5.73
6816	Grass	4.36	10.77
Farmstead	Houses, Cottages, Buildings yard etc	1.83	4.52
Woodland	Five woodland blocks	1.05	2.59
Scrub	Three scrub blocks	0.45	1.11
TOTAL		122.87	303.61



LOTING KEY:

Lot 1: House, Foremans House, Cottages, Buildings & 26 acres. Hatched Red

Lot 2: Around 260 acres: Hatched Green

Lot 3: Treetops and 17.2 acres. Hatched Blue















GENERAL REMARKS AND STIPULATIONS

BASIC PAYMENT SCHEME ENTITLEMENTS

The Vendors are registered for the BPS Subsidy Scheme. No entitlements will be transferred to the purchaser.

ENVIRONMENTAL SCHEMES

The farm is not within an environmental scheme.

SPORTING RIGHTS

The sporting rights are owned and included in-hand over the whole

MINERAL AND TIMBER RIGHTS

The mineral and timber rights are included over the whole

DRAINAGE RATES

The farm is situated within the North Holderness Internal Drainage Board area and annual drainage rates are payable.

EMPLOYEES / TUPE

No TUPE will apply.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale, but the contents of the holiday cottages is available by negotiation.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is offered for sale subject to and with the benefit of all Wayleaves, Easements, Rights of Way, whether mentioned in the Particulars or otherwise.

There is a bridleway crossing the far west boundary of the farm, but this does not enter the yard or buildings.

There are eclectic wayleaves over the land and a gas pipeline crosses under the land.

Land to the north is subject to the potential SEGL 2 (Scotland to England Green Link 2 onshore wind farm cable route and there has been an area of land left fallow for trial pit works.

HEALTH AND SAFETY

Given the potential hazards of a working farm, we would ask you to use your common sense and to be as vigilant as possible when making your inspection.

HOLDOVER / FARM SALE

The vendors via Cundalls will reserve the right to hold a farm dispersal sale on the farm and may require a right of holdover on the yard and buildings and if a dispersal auction sale doesn't take place between exchange and completion.

PLANNING

The local planning authority is East Riding of Yorkshire Council 01482 393939
There are no current or pending planning applications.

BOUNDARIES

The Vendors will only sell such interest as they have in all boundary fences and hedges etc. All boundaries and areas are subject to verification with the Title Deeds.

SERVICES

Mains Water. Mains Electricity. Septic tank / foul water treatment plant drainage. Single and three phase electric supply. There is also the benefit of a PTO driven back-up electric generator.

COUNCIL TAX / NON DOMESTIC RATES

Farmhouse:	Band E
Treetops	Band A
Foreman's House	Band B
Holiday Cottages	£8,400 Rateable Value (<i>small business rate relief applies</i>)

TENURE

The property will be sold freehold with vacant possession upon completion, **save for the Assured Shorthold Tenancy on Foreman's House.**

ADDRESS:

Fourth Farm, Gransmoor, Driffield, East Yorkshire, YO25 8HX

GUIDE PRICE

£4,999,999

ANTI MONEY LAUNDERING

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

METHOD OF SALE AND VIEWING

The farm will be offered for sale as a whole or in three lots by private treaty.

To arrange a viewing, register your interest or if you have any direct enquires please contact one of the following:

Tom Watson FRICS FAAV

01653 697 820 / 07931 520 677 / tom.watson@cundalls.co.uk

Edward Wilkinson MRICS FAAV

01653 697 820 / 07548 225 974 / edward.wilkinson@cundalls.co.uk

NOTICE :

REF: TKW/14/05/25 Details prepared and Photographs 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. 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 this firm's employment** has the authority to make or give any representation or warranty in respect of the property.

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