



Dee  
Atkinson  
& Harrison

Low Farm, Gransmoor, Drifffield, East Yorkshire, YO25 8HZ  
Farmhouse, Cottage, Farmstead and Grassland. In all around 22 acres



# Low Farm, Gransmoor, Driffield, East Yorkshire, YO25 8HZ

## Traditional smallholding with farmhouse and cottage set in around 21.90 acres

Dee  
Atkinson  
& Harrison

Set in open countryside, Low Farm offers an excellent opportunity to purchase a property with potential to develop the existing buildings subject to the necessary consents. The farm enjoys a private setting and the benefit of around 20 acres of permanent grassland, all in a ring fence.

Gransmoor 1 mile | Driffield 8.5 miles | Bridlington 8 miles | Hull 22 miles  
(All distances approximate)

### DESCRIPTION

Low Farm comprises a smallholding which benefits from two residential properties, a range of farm buildings, and approximately 20 acres of permanent pasture.

The property has been part of a larger holding which has been farmed as a mixed farm and comes to the market for sale for the first time in 70 years offering the opportunity for a range of amenity, commercial, and agricultural uses subject to any necessary consents.

In all the property extends to 21.90 acres or thereabouts.

### LOCATION AND ACCESS

Low Farm is located approximately 1 mile to the north of the village of Gransmoor, close to the East Yorkshire coast with the popular resort of Bridlington around 8 miles to the north. The farm is located within open countryside but benefits from good links to the north and west via the A614 and to the south via the A165.

The Market Towns of Driffield and Beverley are within easy driving distance providing a wide range of facilities and amenities. The cities of Kingston upon Hull and York lie approximately 22 miles to the south and 38 miles to the west respectively.



### LOW FARM FARMHOUSE

A semi detached four-bedroom farmhouse constructed of brick under a tile roof. The property would now benefit from a programme of modernisation and potentially reconfiguration to incorporate the adjoining Farm Cottage. The farmhouse enjoys a southerly aspect over a sheltered and private garden.

The accommodation is arranged over two floors and comprises the following:



## GROUND FLOOR

### Rear Entrance Porch

Tiled floor, UPVC door

### Rear Hall (3.82m x 2.49m)

Tiled floor

### WC (2.76m x 0.85m)

Vinyl floor, WC, wash hand basin

### Farm Office (1.58m x 2.76m)

Vinyl floor, built in cupboards

### Hall (1.03m x 4.08m)

Carpet, understairs cupboard,

### Dining Room (3.99m x 4.45m)

Part wood floor, fireplace

### Kitchen (4.28m x 3.40m)

Tiled floor, base units with sink and drainer, built in cupboards

### Living room (4.25m x 3.94m)

Carpet, stone fire surround,

## FIRST FLOOR

### Bedroom 1 (3.88m x 3.95m)

Carpet, built in cupboards

### Bedroom 2 (2.78m x 2.0m)

Carpet

### Bedroom 3 (3.96m x 3.24m)

Carpet

### Bathroom (2.48m x 5.02m)

Vinyl floor, WC, wash hand basin, bath, built in cupboards, tiled walls

### Bedroom 4 (1.73m x 4.26m)

Carpet

## LOW FARM COTTAGE

A three bedroom cottage adjoining the Farmhouse constructed of brick under a tile roof with single glazed windows throughout which would also now benefit from a programme of modernisation.

The accommodation is arranged over two floors and comprises the following:



## GROUND FLOOR

### Rear Entrance Porch

Tiled floor

### Reception Room (4.86m x 4.78m)

Tiled floor, open fire with tiled fire surround

### Kitchen (2.81m x 4.77m)

Concrete floor, base units with sink and drainer

### Lounge (3.37m x 4.85m)

Tiled floor, open fire, tiled surround

### Entrance Porch

Concrete floor, wooden door, tiled roof

## FIRST FLOOR

### Bathroom (1.72m x 2.13m)

Vinyl floor, WC, wash hand basin, bath with overhead shower

### Bedroom 1 (3.09m x 2.96m)

Carpet

### Bedroom 2 (3.19m x 2.96m)

Carpet

### Bedroom 3 (4.92m x 2.82m)

Carpet

## LOW FARM BUILDINGS

The buildings comprise ranges of both traditional and more recently constructed buildings. The Vendors have commissioned an Architect to look at the suitability of the traditional ranges for conversion and provide indicative drawings of what may be physically feasible in terms of conversion. Proposed floorplans are included in these Particulars and further drawings are available. The Vendors have not had any discussions with the Local Planning Authority in terms of what might be acceptable with regard to a planning permission and therefore the drawings are only to give an idea of the type of development that might be suitable for the site.

Interested parties are advised to make their own enquiries of the Local Planning Authority.

All the buildings are identified on the plan and detailed below:





## TRADITIONAL BUILDINGS

### 1. Fold Yard

Traditional fold yard enclosed by the following buildings:

### 2. Mono-pitch Stores

Brick construction, fibre cement roof, concrete floor

### 3. Range of Traditional Stables

Brick construction, pantile roof, concrete floor, internal divisions

### 4. Cart Shed & Former Dairy

Brick construction, pantile roof, concrete floor, two openings into the fold yard

### 5. Livestock Building

Brick construction, slate roof, concrete floor, two openings

### 6. Barn with Granary above

Two storey, brick and block construction, pantile roof, concrete floor to the ground floor and timber floor in the granary above

### 7. Store

Brick construction, pantile roof, concrete floor adjoining the former cow house but with separate entrance

### 8. Former Cow House

Brick construction, pantile roof, concrete floor

## OTHER BUILDINGS

### 9. General Purpose Building

Steel portal frame, clad block walling, corrugated sheet roof, earth floor

### 10. Lean To

Steel portal frame partly enclosed with block walling, corrugated sheet roof and earth floor

### 11. Dutch Barn

Steel portal frame partly enclosed with block walling and corrugated metal cladding, curved sheeted roof, part of this building houses grain storage bins.

### 12. Workshop

Block and corrugated fibre cement construction

### 13. Nissen Hut

### 14. Garages



Plan Not to Scale- For Identification Purposes Only

## LAND

The majority of the grassland lies to the south of the farmstead and has been used for sheep and cattle grazing.

A parcel extending to around 18.60 acres with access from both the farmstead and Gransmoor Road includes a water supply, pond, ridge and furrow features as well as earthworks from a historic village (not a scheduled monument).

There is also a useful sheltered paddock adjoining the farmstead.

The land is classified as Grade 2 and Grade 3 by the DEFRA Agricultural Land Classification.



## SITE PLAN



Plan Not to Scale- For Identification Purposes Only

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is for sale as a whole by Private Treaty. Interested parties should register their interest with Dee Atkinson & Harrison to be kept informed as to how the sale will be concluded. The Vendors may consider the sale of additional land to the west of the farmstead, but this will be by separate negotiation.

Fixtures & Fittings

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

Tenure & Possession

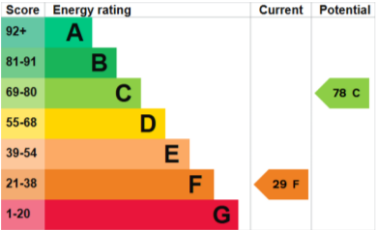
The property is for sale freehold with vacant possession on completion.

Services

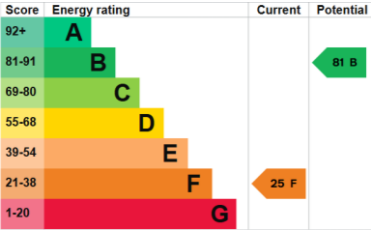
Mains electricity and water are connected. We understand that foul drainage for the farmhouse and cottage is to a private system.

Energy Performance Certificate (EPC)

Low Farm Farmhouse – EPC Rating- F



Low Farm Cottage- EPC Rating- F



Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. Low Farm Farmhouse is classified as Band B with the Cottage also being Band B.

Sporting & Mineral Rights

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

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.

Scotland to England Greenlink 2

This is a proposed National Grid scheme which would transport electricity from Scotland to Drax. The proposed route of the underground cable crosses the grassland, and the Vendors are in negotiations with National Grid to grant an Option for a Deed of Easement. Further information is available at <https://www.easterngreenlink2.co.uk/> or from Dee Atkinson & Harrison.

Nitrate Vulnerable Zone

The property is located within a surface water Nitrate Vulnerable Zone.

Local Authority

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

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 2025. The photographs were taken in April 2025.

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.

Viewings

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

Health & Safety

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

FURTHER INFORMATION

Samantha Mellor MRICS FAAV

E: [sam.mellor@dee-atkinson-harrison.co.uk](mailto:sam.mellor@dee-atkinson-harrison.co.uk)

T: 01377 253151

Rebecca Horne MRICS FAAV

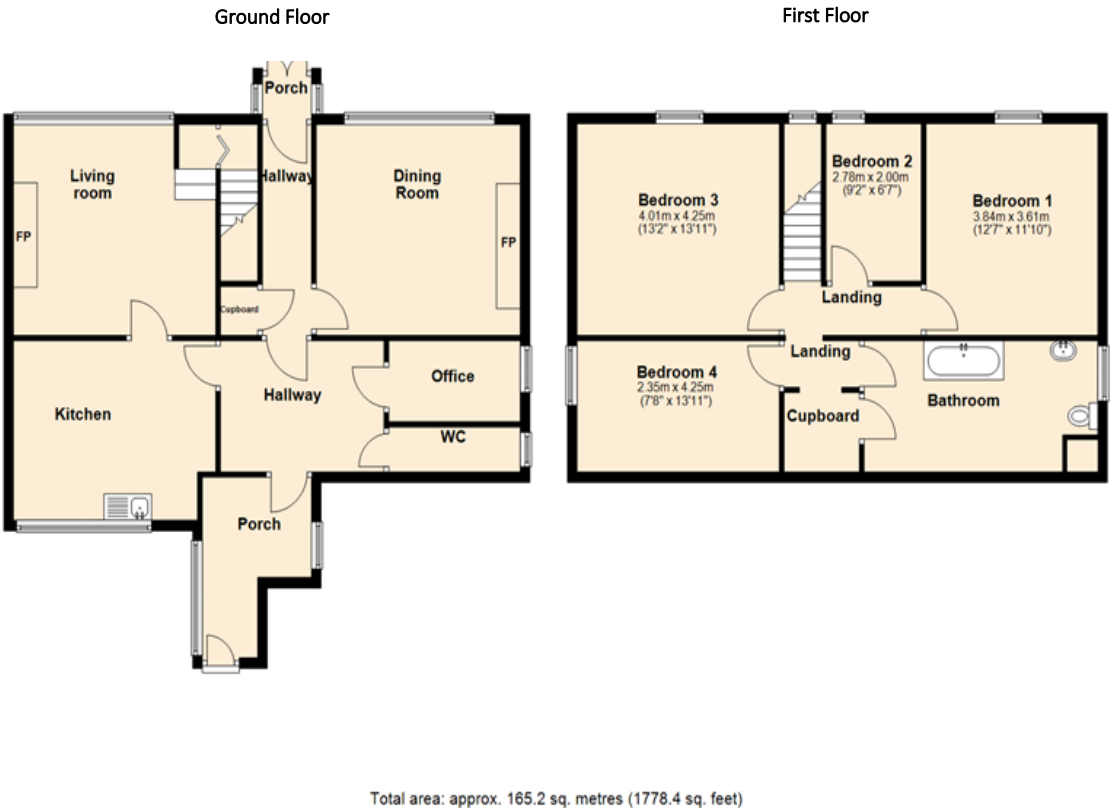
E: [rebecca@dee-atkinson-harrison.co.uk](mailto:rebecca@dee-atkinson-harrison.co.uk)

T: 01377 253151

Sale Particulars prepared June 2025

FLOOR PLANS

Low Farm Farmhouse



Low Farm Cottage









## PROPOSED FLOOR PLAN



**RobsonArchitecture**

T 07815 065 011  
E [enquiries@robsonarchitecture.co.uk](mailto:enquiries@robsonarchitecture.co.uk)  
W [www.robsonarchitecture.co.uk](http://www.robsonarchitecture.co.uk)

ROBSON ARCHITECTURE  
THE BUNGALOW, DRIFFIELD  
ROAD, WANDFORD, EAST  
YORKSHIRE, YO23 8NU

LOW FARM,  
GROUNDBLOCK,  
YORKSHIRE

DESIGNER &  
DRAWN BY

PROPOSED FLOOR PLAN

DATE: 10/04/2024  
BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 10/04/2024

10/04/2024



ALL DIMENSIONS TO BE CHECKED ON SITE AND ANY DISCREPANCIES AND ADJUSTMENTS TO BE NOTED AND PASSED TO THE CONTRACT ADMINISTRATOR FOR FURTHER INSTRUCTIONS. IF IN DOUBT ASK.

## PROPOSED SITE PLAN

RIBA    
Chartered Practice



01 PROPOSED SITE PLAN  
1:250

INDICATIVE ONLY

**RobsonArchitecture**

T 07815 955 011  
E david@robsonarchitecture.co.uk  
W www.robsonarchitecture.co.uk

ROBSON ARCHITECTURE  
THE BUNGALOW, DRIFFIELD  
ROAD, WANSFORD, EAST  
YORKSHIRE, YO25 8NU

JOB TITLE  
LOW FARM,  
GRANSMOOR,  
YO25 8NZ

CLIENT  
DEE, ATKINSON & HARRISON

DWG TITLE  
PROPOSED SITE PLAN

SCALE 1:250  
DATE APR 25  
CHECK DR  
DATE  
REVISION

Rev. No. 1  
Rev. 1  
DWG NO.  
10674-08  
© COPYRIGHT





Dee  
Atkinson  
& Harrison

DEE ATKINSON & HARRISON  
THE EXCHANGE  
EXCHANGE STREET  
DRIFFIELD  
E YORKS  
YO25 6LD  
Tel: 01377 253151



[WWW.DEE-ATKINSON-HARRISON.CO.UK](http://WWW.DEE-ATKINSON-HARRISON.CO.UK)

**Disclaimer:** Dee Atkinson & Harrison for themselves and for the vendor or lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatever in relation to this property.