



Driffield Farm and Cobb's Farm
Easingwold





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BoultonCooper

Driffield Farm and Cobb's Farm Alne Road, Easingwold

An opportunity to purchase a good-sized farm, unusually with the advantage of two farmsteads, both situated centrally within a ring fence in an excellent location.

Driffield Farm comprises the main farmstead with Cobb's Farm, a separate, smaller farmstead to the east, surrounded by their own land within a ring fence, extending in all to 184.60 acres (74.71 hectares) or thereabouts.

Both farmsteads include a range of traditional and more modern farm buildings, extending to over 28,000 sq.ft. (2600 sq.m.), providing livestock, machinery and produce facilities.

The land is all situated within a ring fence surrounding the two farmsteads, comprising arable and grass land, with all fields accessed from the principal farm access track. There is an additional internal track providing private access to field parcels to the south and east of the farmsteads.

The sale of Driffield and Cobb's Farm presents superb potential to create an excellent commercial farm with both farmsteads offering scope for modernisation, improvements, and alternative uses (subject to the necessary consents).

In all 184.60 acres (74.71ha) or thereabouts

Guide Price: £2,300,000 (The Whole)

BC
Est. 1801



THE FARMHOUSE ACCOMMODATION

DRIFFIELD FARMHOUSE

Driffield Farm is the first farmstead that is accessed from the private farm track. The farmhouse comprises a traditional brick dwelling, with adjoining range of traditional and more modern farm buildings. The property is now in need of a programme of modernisation and upgrading, with scope for extension, subject to receipt of the necessary consents.

ON THE GROUND FLOOR

ENTRANCE HALL

uPVC double glazed entrance door, staircase to first floor with understairs cupboard. Door to rear outside.

SITTING ROOM / DINING ROOM

6.22m x 3.68m (20'5" x 12'1")

Front aspect uPVC double glazed bay window, side aspect uPVC double glazed French doors to outside, space for electric fire on stone hearth with brick surround and timber mantelpiece, double radiator.

FAMILY ROOM

3.83m x 3.80m (12'7" x 12'6")

Front aspect uPVC double glazed bay window, inset cast iron wood-burning stove with back boiler serving house radiators and hot water, on tiled hearth, brick recess, opens to:

KITCHEN / BREAKFAST ROOM

4.40m x 3.80m (14'5" x 12'6")

Rear aspect uPVC double glazed window, range of fitted base and wall mounted units with work surfaces over, sink and drain with mixer tap over, space for oven, plumbing for washing machine, radiator.

STORE / PANTRY CUPBOARD

3.66m x 1.52m (12'1" x 5'1")

uPVC double glazed window to the rear, shelving.

ADJOINING BUILDING

8.35m x 5.76m (27'4" X 18'9")

TO THE FIRST FLOOR

LANDING

uPVC double glazed window to the rear.

BEDROOM 1 (SE)

3.84m x 3.81m (12'7" x 12'6")

Front aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 2 (SW)

3.83m x 3.73m (12'7" x 12'3")

Front aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 3 (NW)

3.86m x 3.73m (12'8" x 12'3")

Rear aspect uPVC double glazed window, twin built-in wardrobes, single radiator.

BEDROOM 4 (NE)

3.86m x 3.76m (12'8" x 12'4")

Rear and side aspect uPVC double glazed windows, single radiator.

SHOWER ROOM

Front aspect opaque uPVC double glazed window, walk-in shower with chrome fittings and glazed screen, low flush WC, wash hand basin with chrome mixer taps and vanity unit, chrome heated towel rail, tiled walls and floor.



COBB'S FARMHOUSE

Cobb's Farmhouse is situated to the east of Driffield Farmstead, along the private access road. The farmhouse is of part rendered brick construction under a pantile roof with adjoining range of farm buildings. The accommodation is now in need of a programme of modernisation and upgrading, with scope for extension, subject to the necessary consents.

GROUND FLOOR

ENTRANCE HALL

1.95m x 2.74m (6'4" x 9')

With uPVC double glazed entrance door.

LIVING ROOM (SE)

3.71m x 3.75m (12'6" x 12'4")

uPVC double glazed window to the front, single radiator, open fireplace on a brick surround and stone hearth.

KITCHEN / DINING ROOM (SE)

4.63m x 2.93m (15'2" x 9'7") plus 3.77m x 3.69m (12'4" x 12'1")

uPVC double glazed window to the front, single radiator, range of fitted base and wall mounted units, open plan with some exposed ceiling beams, open staircase to first floor.

REAR LOBBY

1.55m x 1.03m (5'10" x 3'4") plus 1.85m x 0.76m (6'10" x 2'5")

uPVC double glazed door to outside.





STORE with separate Utility Room

2.34m x 2.49m (7'7" x 8'2")

Grande combi oil fired boiler, wc, wash hand basin and plumbing for washing machine, uPVC double glazed window to the rear.

FIRST FLOOR

LANDING

2.04m x 1.98m (6'7" x 6'5")

BEDROOM 1 (SE)

3.81m x 3.76m (12'6" x 12'4")

uPVC double glazed window, single radiator.

BEDROOM 2 (SW)

3.76m x 3.32m (12'4" x 10'7")

uPVC double glazed window to the front, built-in cupboard, single radiator.

BEDROOM 3 (NW)

3.12m x 1.94m (10'3" x 6'4")

uPVC double glazed window, single radiator.

BATHROOM

2.46m x 1.95m (8'10" x 6'4")

Comprising corner bath with shower over, wc, wash hand basin, opaque uPVC double glazed window to the rear.

THE FARM BUILDINGS:

DRIFFIELD FARM BUILDINGS

To the west of the farmhouse, there is the principal range of farmbuildings, comprising:

GENERAL PURPOSE BUILDING

30.48m x 18.29m (100' x 60')

Steel portal frame construction, with concrete panel walls and PCI sheeting above under a fibre cement roof, earth floor, 2no. roller shutter doors, gates and open to south elevation, adjoining **lean-to building** (18.29m x 8.23m (60' x 27')) to east elevation.





NORTH RANGE

27.43m x 9.14m (90' x 30') plus 27.43m x 6.09m (90' x 20') comprising **Dutch Barn with Lean-to** of timber and steel portal frame construction under fibre cement roof, clad with PCI sheeting to the west and east elevations, concrete floor, open to 4 bays, gates and opening to gable end, steel feed barriers and water trough. Adjoining to the north elevation, **Livestock Building with Lean-to** 27.43m x 15.25m (90' x 50') plus 27.43m x 9.14m (90' x 30') Steel and timber frame construction under PCI sheet roof, concrete block walls, part clad with Yorkshire Boarding above, earth floor, crash barriers to side with PCI sheeting above, part PCI sheet clad to end with opening.

To the west of the principal General Purpose Building:

CATTLE SHED

28.84m x 17.67m (68'4" x 41'6")

5-bay building of steel portal frame construction, concrete block walls, clad with Yorkshire Boarding above to the north and west elevations, fibre cement roof, open to south and east elevations.

COBB'S FARM BUILDINGS

To the west of the farmhouse, briefly comprising:

GENERAL PURPOSE BUILDING

30.48m x 18.29m (100' x 60')

Steel portal frame construction under profile fibre cement roof, clad with PCI sheeting to sides and gable end, concrete floor, overhead conveyor, 2no. bays open to north elevation, 1no. bay open to side elevation. Adjoining dilapidated range.

THE FARMLAND

Driffield Farm and Cobb's Farm extend in all to 184.60 acres (74.71ha) or thereabouts, comprising arable and grass land. Please refer to the Sales Plan and Schedule of Areas for additional information.

All the land is situated within a ring fence surrounding the two farmsteads and is a mixture of arable and grassland. The farm is accessed from the adopted highway, Alne Road along the western boundary. The Alne Beck forms the southern boundary of the Farm. According to the UK's Agricultural Land Classification Map the land is classified as Grade II/III and the soil type identified in the Blackwood and Foggathorpe II Series, characterised as sandy and coarse loamy soils, with areas of fine loamy over clay soils, capable of cereal rotations, grassland management with some root cropping arrangements.

GENERAL INFORMATION

LOCATION

Driffield Farm is situated along Alne Road to the south-west of the market town of Easingwold. The farm will be easily identified by our BoultonCooper 'For Sale' board. Postcode: YO61 3PD.

WHAT3WORDS

///blacken.pancake.instincts.

TENURE

We understand to be freehold with vacant possession on completion, and after the current season's harvest.

SERVICES

We understand the property benefits from mains water, private drainage system. The electricity supply is currently disconnected to both farmsteads. Oil fired central heating to Cobb's Farmhouse.

All the services have not been tested but we have assumed that they are in working order and consistent with the age of the property.

COUNCIL TAX BAND

We are verbally informed that Driffield Farm lies in Band E and Cobb's Farm lies in Band C. Prospective purchasers are advised to check this information for themselves with North Yorkshire Council 0300 131 2131.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton DL7 8AD. Tel: 0300 131 2131.

ENERGY PERFORMANCE RATING

Both properties are assessed in Band F. The full EPC's can be viewed at our Malton office.

SPORTING AND MINERAL RIGHTS

The Sporting & Mineral Rights are understood to be in hand and are included in the sale so far as they are owned.



BASIC PAYMENT SCHEME (BPS) AND COUNTRYSIDE STEWARDSHIP (CS)

The land is currently registered for BPS although we understand that the entitlements are not available from 2024 onwards. The sale is subject to an existing Countryside Stewardship Agreement (Ref. 1459711) which runs to 31st December 2027. Further details available on request.

RIGHTS OF WAY

We are not aware of any public rights of way that cross the subject property. The property is sold subject to all rights of way whether mentioned in these sale particulars or not.

WAYLEAVES AND EASEMENTS

There is a National Grid electricity pylon and overhead wires situated in the southern corner of NG5375 and NG0575.

The property is sold subject to all wayleaves and easements whether mentioned in these sale particulars or not.

NITRATE VULNERABLE ZONE (NVZ)

We have checked the Environment Agency's NVZ map which shows the farm within a Nitrate Vulnerable Zone.

HEALTH AND SAFETY

Interested parties are reminded that the property is a working farm. We, therefore, ask that you are as vigilant as possible when viewing the property. Be aware of moving vehicles, keep away from machinery and livestock and do not climb on any structural buildings.

PLANS, AREAS AND SCHEDULES

The plans provided and areas stated in these sales particulars are for guidance only and are subject to verification with the title deeds.

METHOD OF SALE

For Sale by Private Treaty, as a whole, as identified on the sale plan. Interested Parties are asked to register their interest with the selling agents. This is particularly important for those who have downloaded the sales particulars from the website. The vendor reserves the right to conclude the sale by any means.



ANTI-MONEY LAUNDERING REGULATIONS

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

CONTRACTS AND COMPLETION

Contracts are to be exchanged as soon as possible with completion by agreement, and after harvest of the growing crops.

VIEWINGS

All viewings are to be accompanied and by appointment with the Agents, BoultonCooper. Tel: 01653 692151.

KEY CONTACTS

Philip M Place FRICS FAAV

mob: 07702 853697

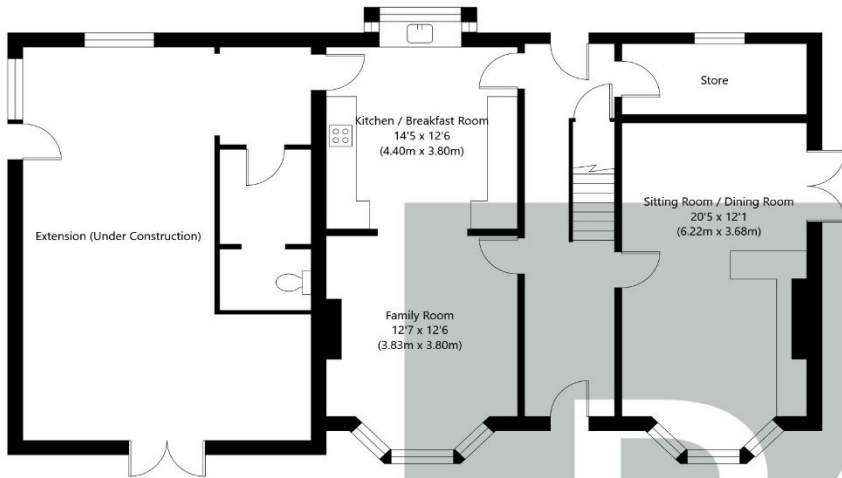
email: philip.place@boultoncooper.co.uk

Henry J Scott MSc MRICS

mob: 07739 983806

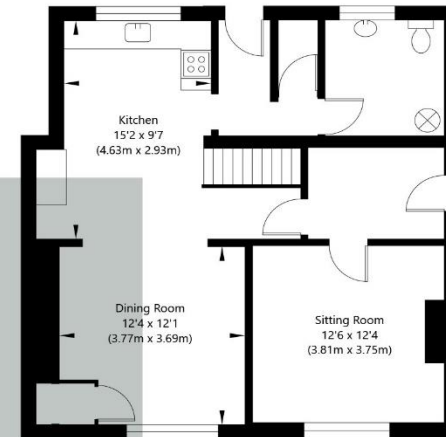
email: henry.scott@boultoncooper.co.uk

Driffield Farmhouse

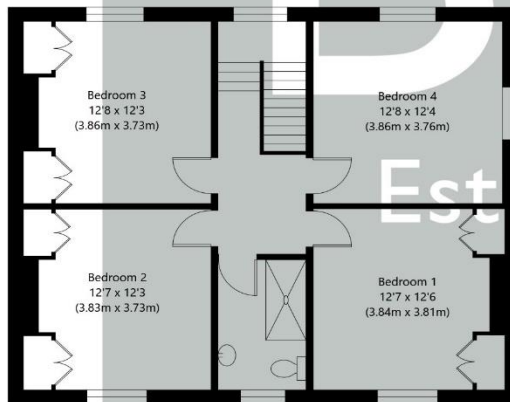


Driffield Ground Floor - (Excluding Extension)
GROSS INTERNAL FLOOR AREA
APPROX. 847 SQ FT / 78.67 SQ M

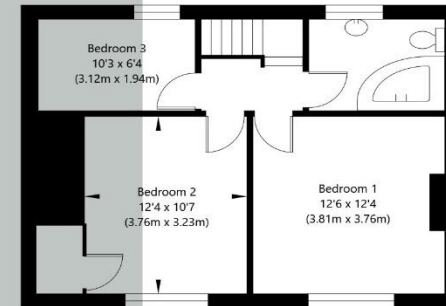
Cobb's Farmhouse



Cobbs Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 730 SQ FT / 67.81 SQ M



Driffield First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 802 SQ FT / 74.54 SQ M



Cobbs First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 508 SQ FT / 47.18 SQ M

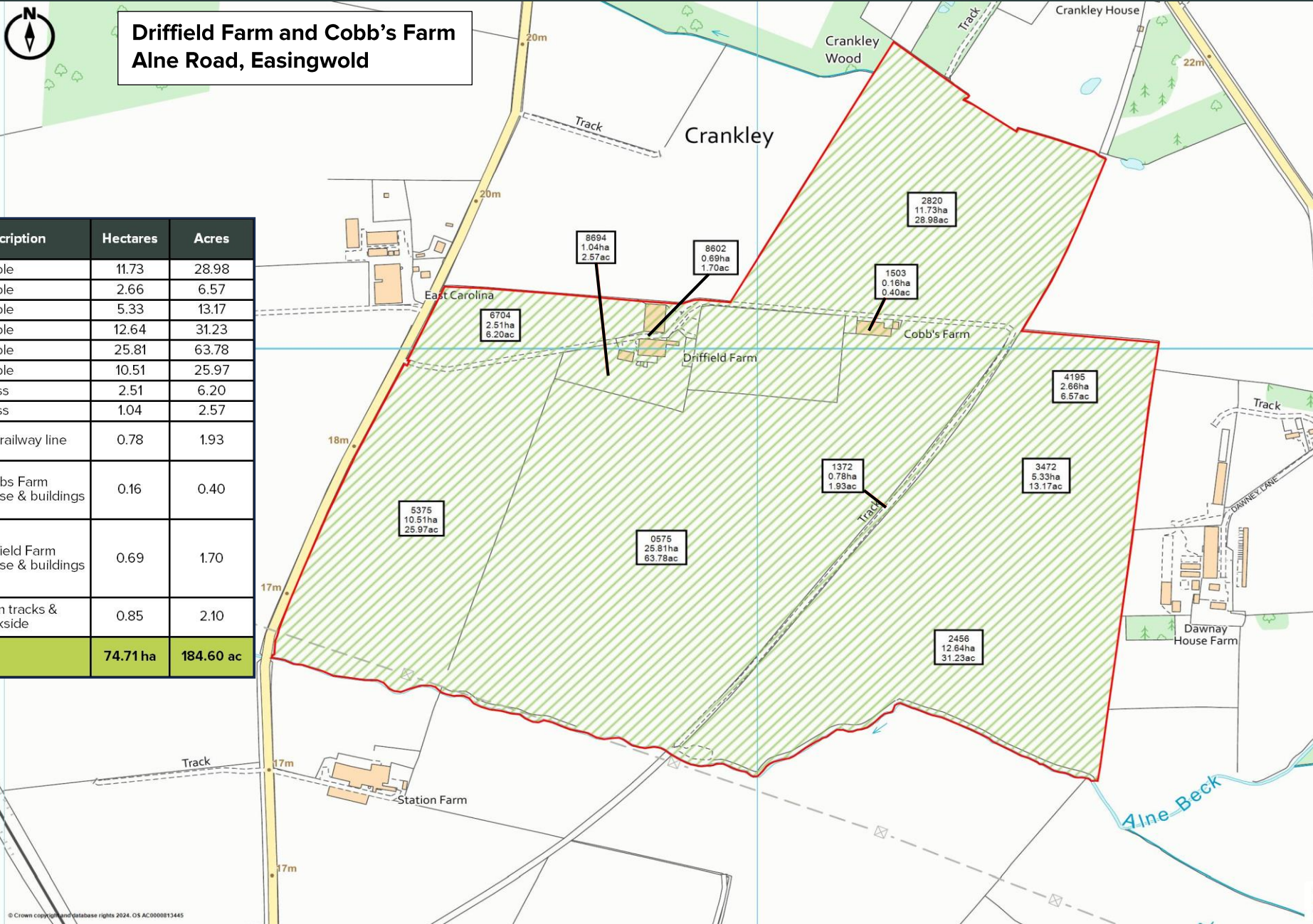


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2887 SQ FT / 268.2 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Driffield Farm and Cobb's Farm Alne Road, Easingwold

| Grid Ref. | Field No. | Description | Hectares | Acres |
|--------------------|-----------|----------------------------------|-----------------|------------------|
| SE5168 | 2820 | Arable | 11.73 | 28.98 |
| SE5167 | 4195 | Arable | 2.66 | 6.57 |
| SE5167 | 3472 | Arable | 5.33 | 13.17 |
| SE5167 | 2456 | Arable | 12.64 | 31.23 |
| SE5167 | 0575 | Arable | 25.81 | 63.78 |
| SE5167 | 5375 | Arable | 10.51 | 25.97 |
| SE5068 | 6704 | Grass | 2.51 | 6.20 |
| SE5067 | 8694 | Grass | 1.04 | 2.57 |
| SE5167 | 1372 | Old railway line | 0.78 | 1.93 |
| SE5168 | 1503 | Cobbs Farm House & buildings | 0.16 | 0.40 |
| SE5068 | 8602 | Driffield Farm House & buildings | 0.69 | 1.70 |
| SE5068 | 7190 | Farm tracks & becksides | 0.85 | 2.10 |
| TOTAL AREA: | | | 74.71 ha | 184.60 ac |



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inferences drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries.

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