



Dee Atkinson & Harrison

Low Bonwick Farm, Bewholme, Driffield, **East Yorkshire**

CHARTERED SURVEYORS & ESTATE AGENTS

Low Bonwick Farm, Bewholme, Driffield, East Yorkshire, YO25 8EE

A compact ring fenced farm with excellent diversification opportunities located close to the East Yorkshire Coast.

5 Bedroom farmhouse.

Range of modern and traditional farm buildings.

Planning permission for conversion of traditional buildings to 5 Holiday Cottages.

Planning permission for 20 Log Cabins.

Predominantly Grade II Arable land extending to around 83 acres.

In all around 88 acres.

For Sale by Private Treaty as a Whole or in Lots

Skipsea 1.5 miles | Beeford 3 miles | Bridlington 10 miles | Driffield 12 miles
Beverley 16 miles



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DESCRIPTION

Low Bonwick Farm offers a significant opportunity to diversify into tourism with the benefit of planning consents to convert traditional farm buildings to 5 holiday cottages and part of the stackyard to erect 20 log cabins. The farm is located close to Skipsea on the East Yorkshire Coast enjoying a secluded position in open countryside and is currently operated as an arable holding extending to around 88 acres. The property includes a well maintained 5 bedroomed farmhouse, range of farm buildings arranged around an extensive yard and around 83 acres of arable land (currently sown to grass).

LOCATION

Low Bonwick Farm is situated between the villages of Skipsea Brough and Bewholme off Bewholme Lane in the East Riding of Yorkshire. The village of Beeford lies some 3 miles to the west and provides a range of amenities including a primary school, doctors surgery, village shop and post office. The attractive Georgian Market Town of Beverley and the popular seaside resort of Bridlington are within easy driving distance to the south and north respectively. The property is within close reach of the beach at Skipsea as well as the amenities of the Far Grange Park and Golf Club including an 18 hole golf course.



LOW BONWICK FARM (edged red on the plan).

FARMHOUSE

A well proportioned, detached 5 bedroom farmhouse constructed of brick under a tile and slate roof extending in all to over 3,000 sq ft and with the benefit of uPVC double glazing and oil fired central heating. The accommodation is well presented and comprises at ground floor level a Boot Room, Farm Office, Wet Room, Utility, Breakfast Kitchen, Living Room, Sitting Room and Dining Room. At first floor there are 4 double bedrooms and one single bedroom together with 2 bathrooms and a separate WC.



EXTERIOR AND GARDENS

Attractive and sheltered gardens surround the property to the north and east. A double garage is located next to the Boot Room.



FARM BUILDINGS

An extensive range of farm buildings located to the south of the farmhouse and comprising traditional ranges and more modern portal framed buildings including grain stores. The buildings are shown on the plan included within these details and comprise the following:

Building Number	Description
1	Farmhouse
2	Double Garage
3	Traditional Range (71'3" x 15'3" max) Brick and tile construction, part asbestos. Concrete floor.
4	Covered Fold Yard (109' x 42') Timber, brick and asbestos construction. Concrete floor.
5	Traditional Range (72'10" x 19'1") Brick and tile construction. Concrete floor.
6	Traditional Range & Granary (61'9" x 19'1") Brick and tile construction. Concrete floor. Includes 2 x 30 tonne Simplex grain bins.
7	Lean-to (59'1" x 21'2") Brick and asbestos construction. Concrete floor.
8	General Purpose Building (59'1" x 37'11") Steel portal frame concrete block and asbestos construction. Concrete floor.
9	Open Fronted Machinery Shed (33' x 24') Timber and asbestos construction. Concrete floor.
10	Grain Store & Dryer (67'8" x 22') plus Lean-to (11' x 24') Concrete block and asbestos construction. Including 8 x 32 tonne bins, 3 x 20 tonne bins and 2 x 11 tonne bins with continuous flow 5 tonne per hour Almet Dryer, seed dresser and pre-cleaner. Enghart Oil Fired Fan within Lean-to.
11	Former Fertiliser Store (45' x 18'2") Timber and profile sheet construction. Concrete floor.
12	Grain Store & Lean-to (59'8" x 54'4" minimum) Steel portal frame clad concrete block, grain walling and profile sheet with asbestos roof. Concrete floor.



13	Grain Store (77'5" x 34') Steel portal frame clad profile sheet, asbestos and grain walling with asbestos roof. On floor drying system.
13a	Lean-to (27'8" x 18'9") Timber, zinc and asbestos construction with earth floor. Enghart oil fired fan.
14	Open Fronted Store (29' x 39'11") Timber, brick and block construction with zinc roof.
15	Former Turkey Shed

PLANNING CONSENTS

Low Bonwick Farm offers an excellent opportunity to diversify into tourism and enjoys the benefit of two separate planning consents as follows:

Conversion of Farm Buildings to 5 Holiday Cottages

Full planning permission was granted on 22nd November 2007 under reference 07/05461/PLF 'Alterations and change of use from agricultural buildings to form tourism and leisure accommodation'. The consent includes for the conversion of buildings Nos 3-7 and the removal of building Nos 8-11 and 14 as shown on the farm buildings

AREA AND CROPPING SCHEDULE

Parcel ID	Area OS/Promap		Description and Back Cropping			
	Area (Ha)	Area (Ac)	2018	2017	2016	2015
TA1653 8329	1.83	4.53	Farmhouse & Steading			
TA1753 0150	18.58	45.92	Temporary Grass	Winter Wheat	Winter Wheat	Winter Wheat
TA1753 1247	0.17	0.42	Permanent Pasture			
TA1753 2901	15.24	37.65	Temporary Grass	Winter Oilseed Rape	Winter Wheat	Winter Wheat
TA1752 2677	0.13	0.31	Woodland			
	35.95 Ha (or thereabouts)	88.83 Ac (or thereabouts)				



plan included within these particulars. The present owners have commenced development by laying pipe work for foul drainage.

Erection of 20 Eco Cabins

Full planning permission was granted on 23rd December 2013 under reference 13/02940/STPLF 'Erection of 20 eco cabins after demolition of existing farm buildings...'. The consent involves the demolition of building No 15 and the erection of log cabins on the eastern section of the farmstead and into part of field numbers 0150 and 2901 as shown on the layout plan included within these particulars. The present owners have commenced development by laying pipe work for foul drainage.

Full details of the applications can be obtained from the East Riding of Yorkshire Council's planning portal <https://newplanningaccess.eastriding.gov.uk/newplanningaccess/search.do?action=simple> using references above. Further details are available upon request from the selling agent.

LAND

The land is located in a ring fence with access from Bewholme Lane. The soils are Grade II with some Grade III near to the drain known as Stream Dike. The land is divided into good sized fields and has been underdrained. Until the 2018 season the land has been in arable cultivation and is now sown to grass.

GENERAL INFORMATION

Method of Sale

Low Bonwick Farm is offered for sale by private treaty as a whole or in lots. Parties interested in part only should discuss proposed lotting with Dee Atkinson and Harrison. The Vendors reserve the right to conclude the sale by any other means at their discretion. Interested parties are

required to register their interest with Dee Atkinson and Harrison in order to be kept informed as to how the sale will be concluded.

Tenure

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

Basic Payment Scheme (BPS)

The land is registered with the Rural Payments Agency and has been used to activate BPS Entitlements which are included in the sale and will be transferred to the Purchaser(s) following completion. Based on the 2018 RPA data the area of eligible land is 35.2360 Ha

The Vendors have claimed and reserve the right to the 2018 BPS Payment. The Purchaser(s) will undertake to comply with the BPS Scheme rules until 31st December 2018 and will indemnify the Vendors as such.

Fixtures & Fittings

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

Services

The farmhouse has the benefit of oil fired central heating, mains electricity and water. Foul drainage is to a septic tank. The farm buildings have a single phase supply. The dryer system is split phase.

Council Tax

Council tax is payable to the East Riding of Yorkshire Council. Low Bonwick Farmhouse is classified as Band 'E' and the payment for 2017/18 is £2,088.29.

Drainage

The land was underdrained in the 1950's and drainage plans are available for inspection at the Agent's office by appointment. Stream Dike is part of a drainage system flowing into the North Sea and the Dike as it passes through Low Bonwick Farm is owned by the Vendors. Management of the watercourse is administered by the Stream Dike Committee for which the Vendors pay a contribution annually for maintenance. Otherwise there are no drainage rates on the farm.

Planning

Planning enquiries in respect of the property should be directed to the East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire HU17 9BA. T: 01482 887888.

Ingoing Valuation

In addition to the purchase price the Purchaser(s) will be required to pay an ingoing valuation for any growing crops, acts of husbandry (if any) and deadstock including fertilisers, sprays, silage, hay, straw, fuel and feed. The value of the ingoing payment will be set by Dee Atkinson & Harrison.

Nitrate Vulnerable Zone (NVZ)

The farm is located within an NVZ.

Environmental/Countryside Stewardship Agreements

The farm is not included within any such Agreements.

Energy Performance Certificate (EPC)

An EPC has been carried out and the energy performance graph is included within these particulars.

Local Authority

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

Sporting & Mineral Rights

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

Easements, Wayleaves & Rights of Way

The property is sold with the benefit of all granted rights of way, water drainage, water courses, support, electricity supplies, light, other easements 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 obligations to define the same respectively.

Electric poles cross field no 2901 to the south of the farmstead which are subject to wayleave agreements.

Value Added Tax (VAT)

If any part of the property or any right attached to it is chargeable for the purposes of VAT, such tax will be payable by the Purchaser(s) in addition to the purchase price.

Plans, Areas, Schedules and Information

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 November 2018. The photographs were taken in October 2018.

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.

Viewing/Further Information

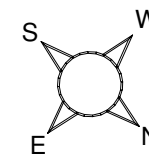
Viewings of the property will be arranged strictly by prior appointment with Dee Atkinson and Harrison. Please contact Samantha Mellor on 01377 253151.

DISCLAIMER

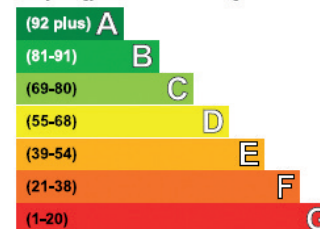
Dee Atkinson & Harrison for themselves and as Agents for the Vendor(s) of this property, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of Dee Atkinson & Harrison has any authority to make any representation or warranty whatsoever in relation to this property.

Low Bonwick, Driffield
Approximate Gross Internal Area
Main House = 3061 Sq Ft/284 Sq M
Garage = 422 Sq Ft/39 Sq M
Total = 3483 Sq Ft/323 Sq M

Garage
 6.80 x 6.68
 22'4" x 21'11"
 (Maximum)

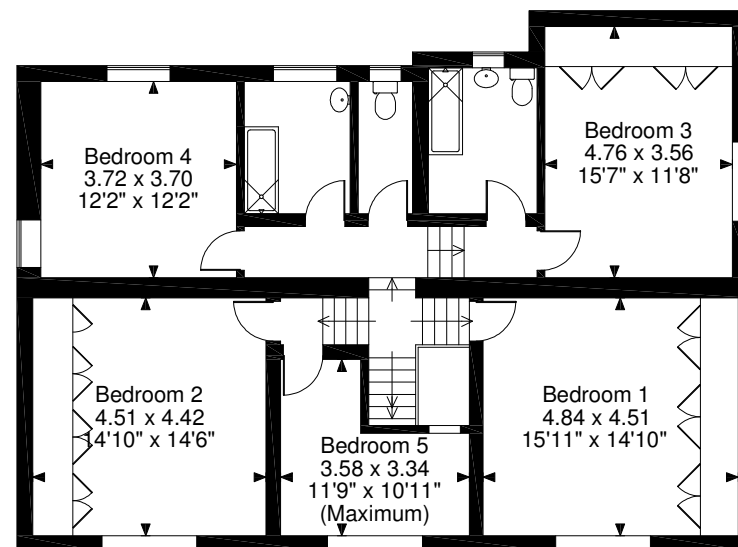
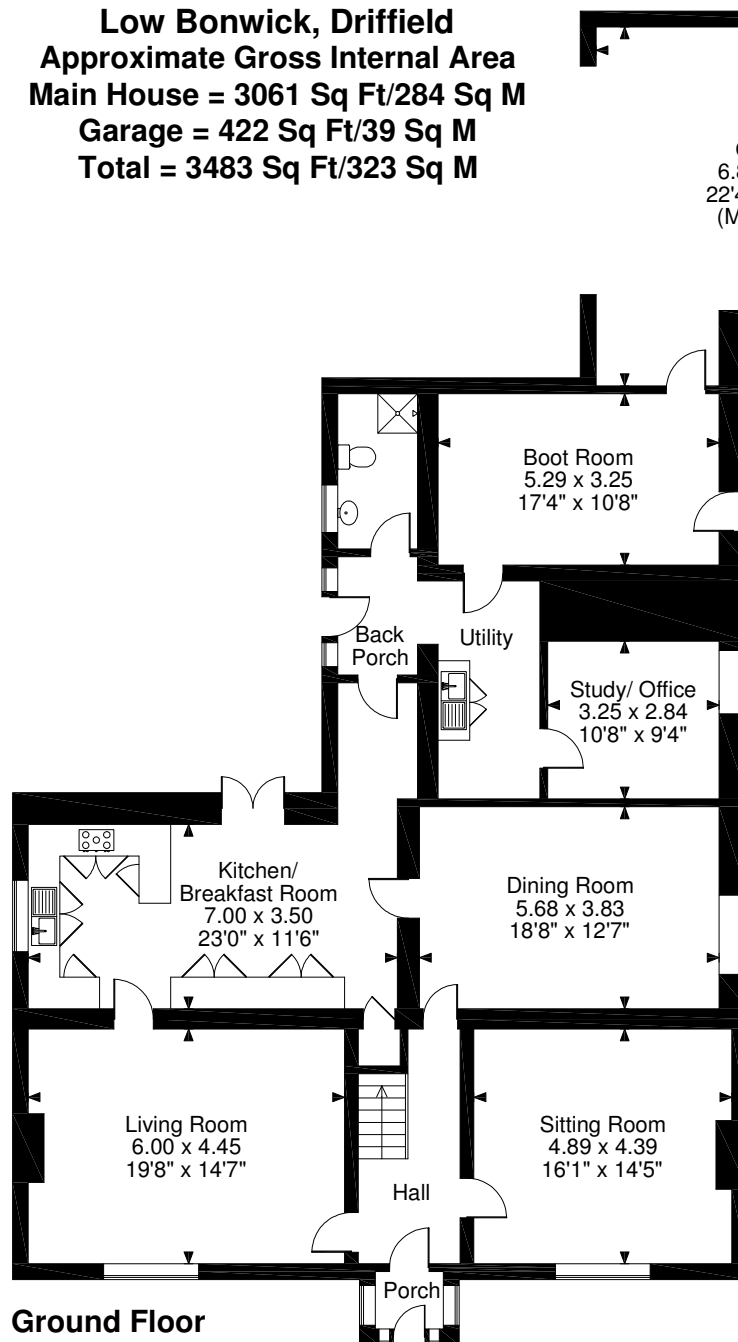


Very energy efficient - lower running costs



Not energy efficient - higher running costs

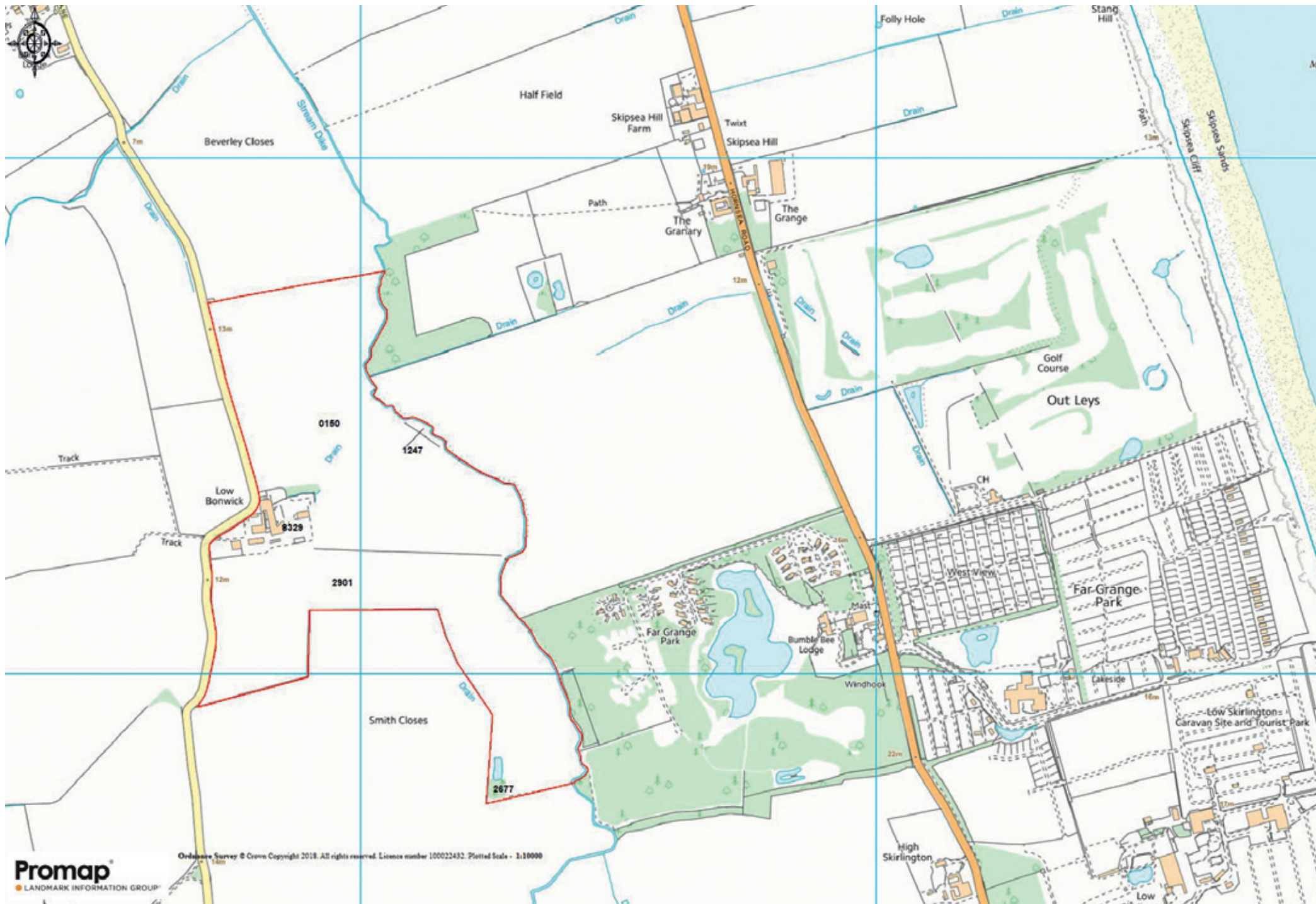
Current	Potential
	82
26	



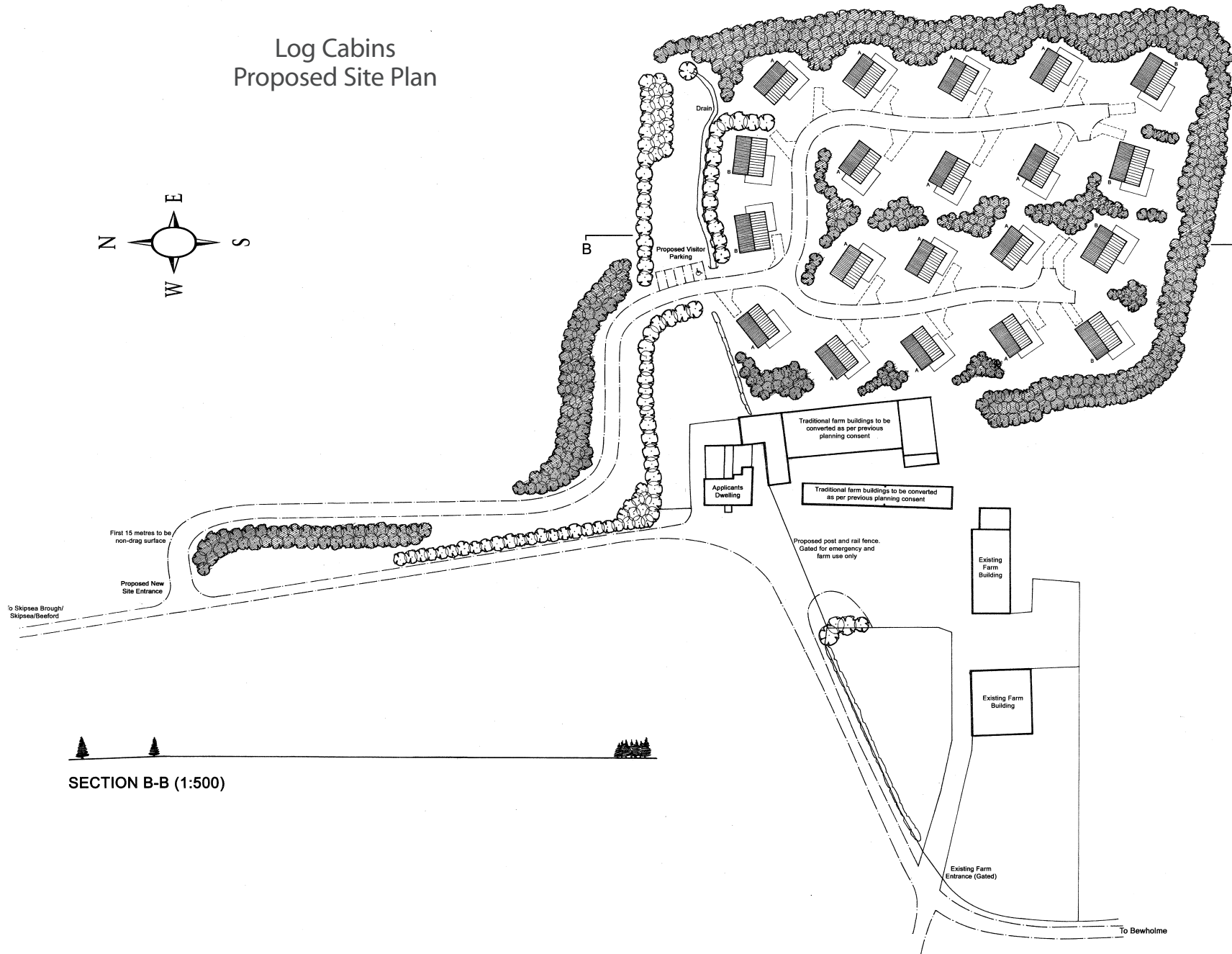
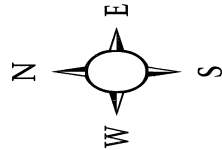
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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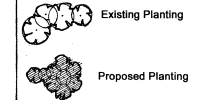
Log Cabins Proposed Site Plan



NOTES

1. Cabins to be used for farm-based tourism and leisure purposes only.
2. Timber walls to be stained in a dark brown finish using 'Vasiti' wood protection system on 150mm to 170mm circular kiln dried logs.
3. Roof finish to be in an eco-friendly sedum / turf.
4. Cabins to be heated via ground source heat pumps - under floor heating is to be installed throughout.
5. Each unit is to be fitted with a woodburner with catalytic converter using waste timber.
6. Windows and doors all to be timber, double glazed sealed units. Walls, floors and roof to be heavily insulated.
7. The proposed cabins do not define as a caravan, but are traditional log buildings constructed on a log on log basis.
8. New tree planting to be introduced as shown, in indigenous species.
9. Existing planting to be retained - no tree or hedge loss.
10. New highway access to be constructed in accordance with highways recommendations. First 15 metres to be non-drag surface. Extensive series of passing places proposed on highway access link to village. Pre-submission liaison has occurred with Highways Team Leader and details agreed in principle.
11. Parking to be as shown - available with safe on-site turning areas and disabled provision.
12. Interior site roads to be surfaced with black scalplings or tarmacadam on stone - sub base. Parking adjacent to cabins to be sunken Golpa Hexagonal Grass Block system, or crushed stone with scalplings over.
13. Surface water to be disposed of to ground and then to existing field drainage system - no change.
14. Foul water to Klargester AirFlow AF10 biological package treatment plant compliant to BS6297 (1993) with discharge to sub-ground herringbone.
15. Percolation tests satisfactorily completed.
16. Fishing pond already pre exists but use to be extended to proposed farm visitors.

Key:

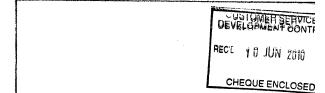


Proposed Planting

Across the whole of the proposed new planting areas shown on plan a random mix of the following species - set at 2.5m centres - using whips with appropriate rabbit guards and stakes:
Oak, Sycamore, Hazel, Field Maple, Ash, Scots Pine, Rowan and Broad Leaved Lime.
No one species to be dominant.

Important Note - Coastal Conditions

All trees to be planted in suitable tubes with supports. Areas of planting to be kept weed free, surrounding grass to be kept cut short and the plants to be well fed.



PROJECT

Erection of log cabins for farm-based tourism and leisure use on land at Low Bonwick Farm, Low Bonwick, Bewholme and continued use of existing farm pond for coarse fishing.

DETAIL

Site Plan & Section - As Proposed

DRAWING No: K06/03/03

SCALE: 1:500 at A1

REVISIONS:

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