



Heapfield Farm, Wansford Road | Nafferton, Driffield, YO25 8NJ

BoultonCooper

BC
Est. 1801





Heapfield Farm, Wansford Road | Nafferton, Driffield, YO25 8NJ

Heapfield Farm comprises a rare opportunity to purchase a well-equipped small-holding, situated within a ring fence in an excellent location.

The property comprises a well-appointed farmhouse with adjoining holiday cottage/annexe, a range of traditional and more modern farm buildings, productive arable and grass land, extending in all to 49 acres (19.83 hectares) or thereabouts.

In recent times, the farm has diversified into holiday accommodation, with a 1 bedroom holiday cottage (as part of the farmhouse) and six camping pitches with ancillary facilities.

Heapfield Farm is conveniently located to the south of the popular village of Nafferton, in East Riding of Yorkshire.

Viewing essential.

Guide Price £1,150,000 to £1,200,000 (The Whole)

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Solicitors:

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**THE FARMHOUSE
ON THE GROUND FLOOR**

ENTRANCE HALL

KITCHEN

5.00m x 4.42m (16'5" x 14'6")
Dual aspect uPVC double glazed windows, range of fitted base and wall mounted units, ceramic sink and drainer with chrome mixer taps, plumbing for dish washer, exposed timber beams, double radiator.

DINING/LIVING ROOM

4.27m x 4.19m (14' x 13'9")
uPVC double glazed window, understairs cupboard, exposed timber beams, double radiator.

INNER HALL

Front aspect uPVC double glazed door, staircase to first floor.

SITTING ROOM

4.32m x 4.29m (14'2" x 14'1")
Front and rear aspect uPVC double glazed windows, open fireplace on stone hearth with timber surround and mantelpiece, tiled slips, double radiator.

KITCHENETTE

4.39m x 3.58m (14'5" x 11'9")
Forming part of the cottage, but able to be incorporated within the main farmhouse. Dual aspect uPVC double glazed windows, open plan kitchen with fitted base and wall mounted units, ceramic sink and drainer, double radiator, access to Pantry.

UTILITY ROOM

5.21m x 1.47m (17'1" x 4'10")
Oil fired boiler and range of fitted units.

TO THE FIRST FLOOR

LANDING

BEDROOM 1 (N)

4.88m x 2.79m max (16' x 9'2" max)
Side aspect uPVC double glazed window, TV aerial point, double radiator.

BEDROOM 2 (SE)

4.37m x 3.33m (14'4" x 10'11")
Rear aspect uPVC double glazed window, wardrobe, airing cupboard, double radiator.

BEDROOM 3 (mid-S)

4.37m x 3.51m (14'4" x 11'6")
uPVC double glazed window, over stairs cupboard, single radiator, inner door, staircase to Attic Room.

BEDROOM 4 (SW)

3.58m x 2.95m (11'9" x 9'8")
Rear aspect uPVC double glazed window, fitted wardrobe, over stairs cupboard, single radiator.

BATHROOM

5.11m x 1.70m (16'9" x 5'7")
Opaque uPVC double glazed window, roll top bath with chrome fittings, shower cubicle with electric shower, low flush wc, pedestal wash hand basin

SHOWER ROOM

2.49m x 1.65m (8'2" x 5'5")
Rear aspect uPVC double glazed window, shower cubicle with electric shower and glazed screen, pedestal wash hand basin, low flush wc, tiled walls, chrome heated towel rail, shaver point.

OUTSIDE

The farmhouse is approached along the principle farm track, with the main cluster of farm buildings situated along the east elevation. To the south elevation, the farmhouse enjoys lawned gardens with herbaceous borders which continue to the west elevation.



FARM BUILDINGS

COVERED YARD

14.33m x 14.02m (47' x 46')

With adjacent lean-to (47' x 16'). Timber and fibre cement construction, concrete floor.

WORKSHOP/FORMER COW HOUSE

Comprising adjoining workshop with roller shutter door, garage and storage area of concrete block and fibre cement construction.

TRADITIONAL BRICK BARN

12.80m x 6.10m (42' x 20')

Brick and fibre cement construction with granary over part, concrete floor.

GENERAL PURPOSE BUILDING 1

9.14m x 5.79m (30' x 19')

Timber and corrugated iron construction.

GENERAL PURPOSE BUILDING 2

32.92m x 10.06m (108' x 33')

Timber and corrugated iron, part clad with fibre cement, crash barriers.

GENERAL PURPOSE BUILDING 3

11.28m x 9.14m (37' x 30')

Timber and corrugated iron construction, concrete floor.

GRAIN STORE (1999)

22.86m x 12.19m (6.10m to eaves) (75' x 40' (20' to eaves))

Steel portal frame construction under a fibre cement roof with profile sheet cladding, grain walling to 10', roller shutter door to end, water, automatic pig feeder system, bin.

GENERAL STORE/GARAGE

Corrugated iron construction, concrete floor.

POULTRY HUT

THE LAND

The land runs to the west of the farmstead and is split into 3 fields comprising productive arable and grass land. There is road frontage to Wansford Road and a good access track from the farmstead.

GENERAL INFORMATION

TENURE

We understand to be freehold with vacant possession on completion.

SERVICES

Mains single phase electricity and water. Oil fired central heating. Drainage to private system. The cottage has a separate water heater.

DIRECTIONS

Take the A614 Driffild to Bridlington road. Turn right at Nafferton roundabout and drive through the village of Nafferton over the level crossing. Heapfield Farm can then be found on your right hand side. Please note that the postcode does not take you to the gate of the property. Please use What 3 Words which are political.inch.hopefully which will take you to the farm entrance.

COUNCIL TAX BAND

We are verbally informed the property lies in Band F. Prospective purchasers are advised to check this information for themselves with East Riding of Yorkshire Council 01482 393939.

ENERGY PERFORMANCE RATING

Assessed in Band F. The full Energy Performance Certificate can be viewed at our Malton office.

BASIC PAYMENT SCHEME

The land is currently registered for BPS although we understand that the entitlements are not available from 2024 onwards.

PUBLIC RIGHTS OF WAY, WAYLEAVES AND EASEMENTS

We are not aware of any public rights of way, wayleaves or easements. Please rely on your own legal enquiries to confirm.

SPORTING RIGHTS

Sporting Rights are included in the sale as far as they are owned.





VIEWING

Viewings by appointment only.

AGENT CONTACT

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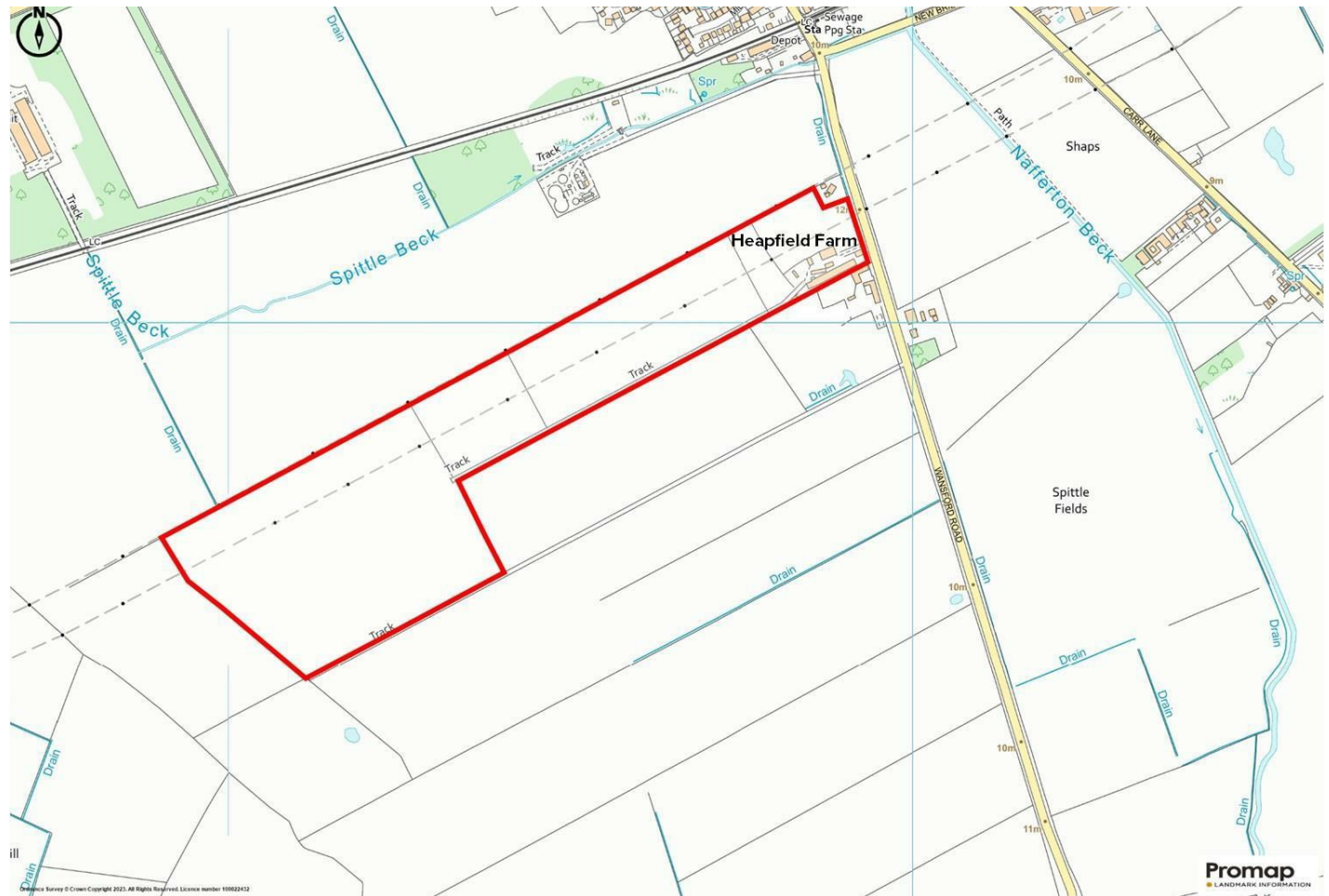
COUNCIL TAX BAND

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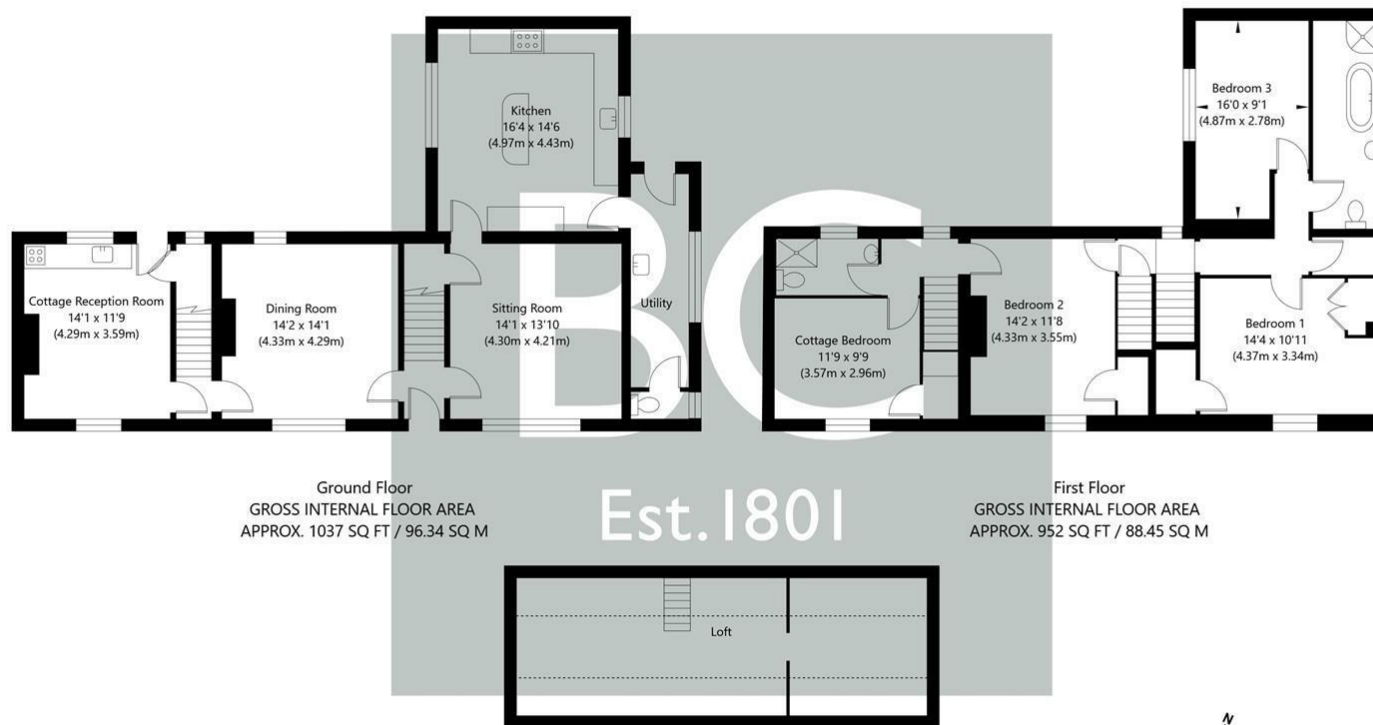
ENERGY PERFORMANCE RATING

Heapfield Farm F
 Heapfield Cottage F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1037 SQ FT / 96.34 SQ M

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First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 952 SQ FT / 88.45 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1989 SQ FT / 184.79 SQ M - (Excluding Loft)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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