



*Low Bonwick Farm*

| BEWHOLME, DRIFFIELD

| **Carter Jonas**



**LOW BONWICK FARM  
BEWHOLME  
DRIFFIELD  
EAST YORKSHIRE  
YO25 8EE**

**Attractive farm with planning  
consent for leisure and  
tourism diversification.**

The sale of Low Bonwick Farm represents a unique opportunity to acquire a compact farm with planning consent to diversify into the tourism and leisure sectors taking advantage of the farms location on the East Yorkshire Coast.

Planning Consent (Ref: DC/07/05461/PLF/EASTNN) has been granted for the conversion of the traditional farm buildings to provide 5 self-contained holiday cottages.

Further planning consent (Ref: DC/13/02940/STPLF/STRAT) has been granted for the change of use of land to provide 20 eco cabins with associated infrastructure.

The property includes a detached five bedroom farmhouse which offers flexible family living accommodation, range of farm buildings and arable land (currently sown to grass) extending to approximately 83 acres.

For sale by private treaty as a whole or in up to 3 lots.



**LOCATION**

Low Bonwick Farm is situated in an attractive rural setting between the villages of Skipsea Brough and Bewholme in East Riding of Yorkshire.

The property benefits from views over the National Trust site of Skipsea Castle and the minor road network offers quiet circular routes of up to 7.5 miles for walking, cycling and hacking.

The village of Skipsea which is located just over 1 mile to the north provides a range of amenities and services including a primary school, village hall, pub restaurant, village shop and post office.

The village of Beeford, situated 3 miles to the north-west, also offers a doctors surgery, butchers/delicatessen, café, veterinary clinic, fish and chip shop and two pub restaurants.

Hornsea, 5 miles to the South offers a range of further services including supermarket, restaurants and high street shopping.

The popular market towns of Driffield and Beverley are situated approximately 11 miles to the north-west and 15 miles to the south-west respectively each offering a wide range of professional services and amenities.

The popular coastal resort of Bridlington is situated approximately 10 miles to the north which offers a historic harbour, elegant promenades and sandy beaches.

The historic City of York is within a 1 hour drive making it ideal for day trips. With its Roman roots and a Viking past, where ancient walls surround independent shops and vibrant eateries, York is the original City Adventure.



**LOT 1: LOW BONWICK FARMHOUSE AND BUILDINGS**

Low Bonwick Farmhouse comprises a well-proportioned detached property with flexible family living accommodation extending to approximately 284 m<sup>2</sup> (3,061 ft<sup>2</sup>) and comprises entrance porch, dining room, sitting room, living room, dining kitchen, utility room, shower room/WC, office and boot room to the ground floor and five bedrooms and two bathrooms to the first floor.

Externally, the property benefits from a large private garden perfectly laid out for outdoor living, dining and entertaining with a raised dining area and sweeping lawned area together with a vegetable garden.

The farm buildings at Low Bonwick Farm comprise an extensive mixture of traditional brick outbuildings and more modern portal framed buildings.

The traditional buildings benefit from planning consent for conversion to 5 self-contained holiday letting units each designed to have open-plan kitchen/living areas and two bedrooms each with en-suite facilities.

The modern buildings that are scheduled to be retained provide versatile general storage for either livestock or machinery and offer potential for equestrian use to accommodate American style boxes.

Adjoining the modern general purpose buildings is a grass paddock extending to approximately 1 acre making it ideal for turnout.

Additional land is available by separate negotiation.

Lot 1 extends in all to approximately 2.67 acres (1.08 hectares).







# FLOOR PLAN

LOW BONWICK FARM  
BEWHOLME  
DRIFFIELD  
EAST YORKSHIRE  
YO25 8EE

Main House: 3,030 Sq ft (281 Sq m)  
Garage area: 422 Sq ft (39 Sq m)  
Total area: 3,452 Sq ft (321 Sq m)



## FARM BUILDINGS

A	General Purpose	59'8" x 54'4"	Timber framed general purpose shed/warehouse under a corrugated profile clad roof with part concrete block walls and corrugated profile zinc clad to eaves. Concrete Floor. Sliding steel clad doors and double opening steel clad doors in lean-to. Power and lighting.	
	B	Straw Shed	77'5" x 34"	Steel portal frame hay/straw shed with concrete floor and part Yorkshire boarding down one side. Power and lighting. Locking yokes, concrete panels, sheeted door and internal posts to be removed by vendor.
	C	Lean-to	27'8" x 18'9"	Timber frame under corrugated profile clad roof with limestone floor.





**LOT 2: ECO LODGE PARK DEVELOPMENT**

Full planning consent (ref: 13/02940/STPLF) was granted on 23rd December 2013 for the ‘Erection of 20 eco cabins after demolition of existing farm buildings (to replace extant planning permission 10/02427/STPLF).’

The lodge development comprises 20 eco cabins of kiln dried log construction under a sedum/living turf roof. The cabins will be heated via a ground source heat pump with underfloor heating with windows and doors to be timber frame double glazed sealed units. The planning provides for a planting scheme comprising indigenous species to compliment existing planting to ensure that the lodges are adequately screened to ensure privacy for the lodges whilst also reducing the visual impact of the development.

A new highway access will be constructed to the north of the development to join with the adopted highway and serve the lodge development.

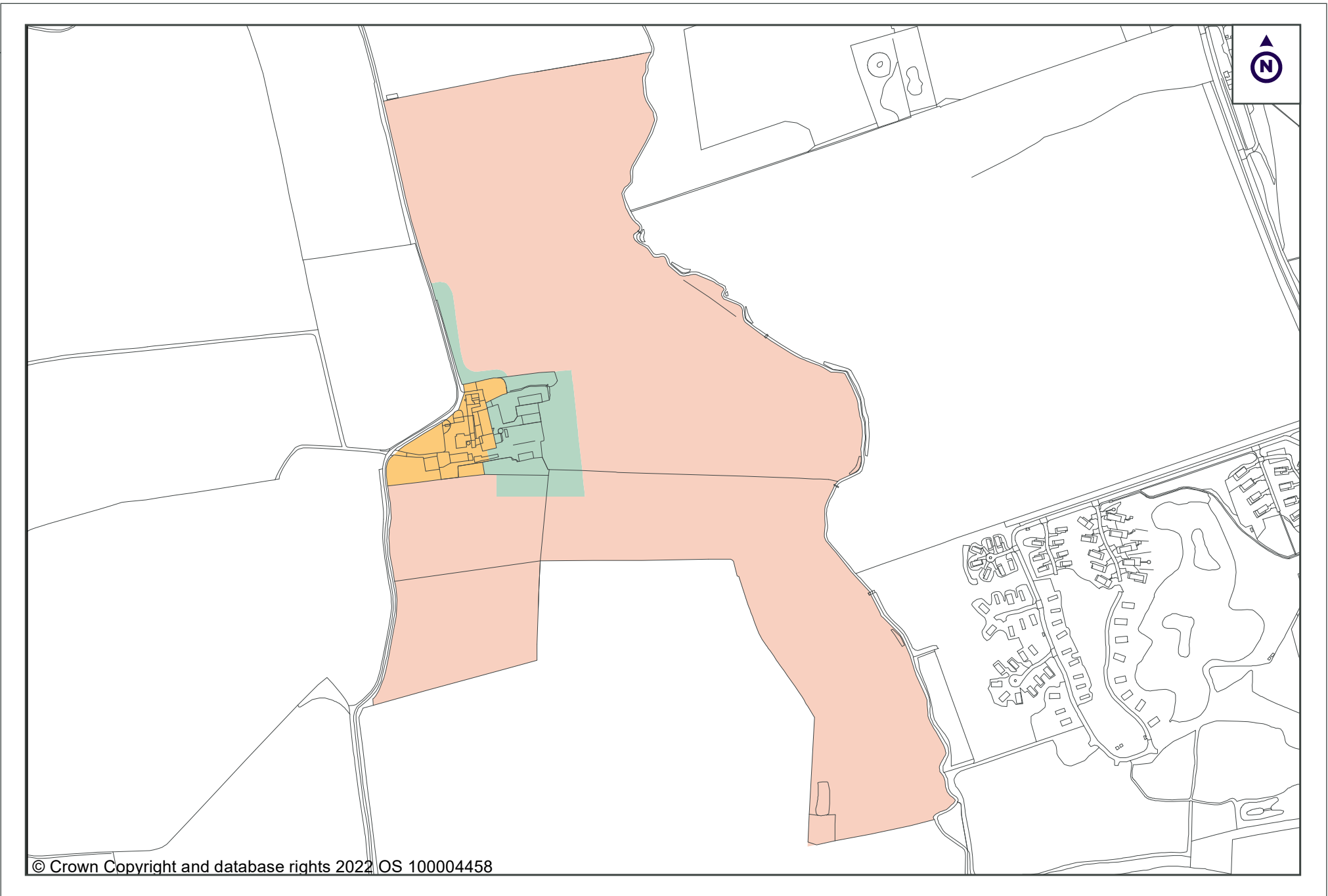
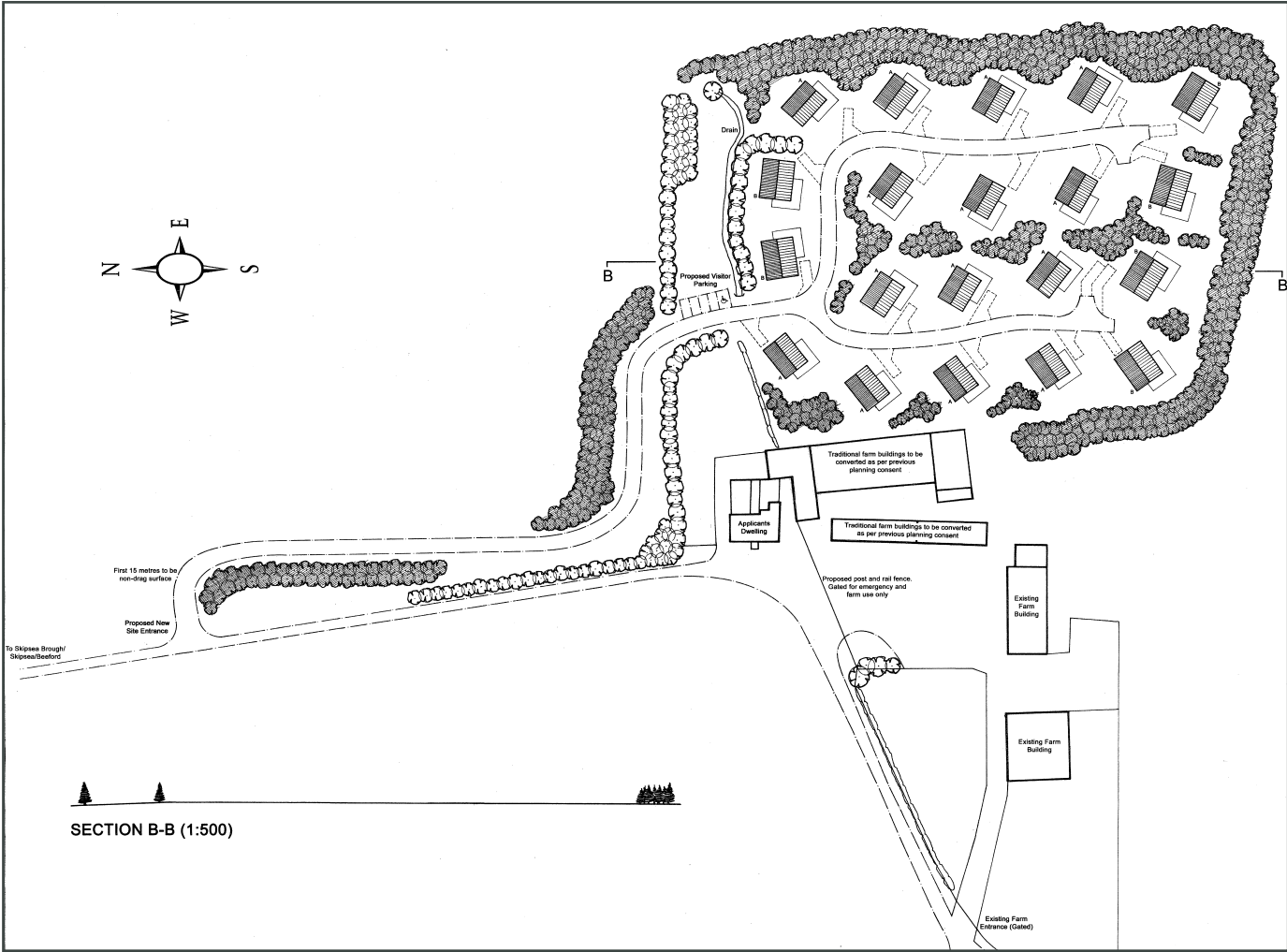
Surface water is proposed to be disposed of to ground and then to existing drainage system. Foul water is to a new Klargester biological treatment plant with discharge to a sub-ground herringbone.

Additional land is available by separate negotiation.

Lot 2 extends in all to approximately 4.97 acres (2.01 hectares).

**LAND PLAN**

- LOT 1: 2.67 ACRES (1.08 HECTARES)
- LOT 2: 4.97 ACRES (2.01 HECTARES)
- LOT 3: 80.17 ACRES (32.44 HECTARES)





**LOT 3 – LAND**

Lot 3 extends in all to approximately 80.17 acres and comprises predominantly Grade 2 with some Grade 3 soils situated within a ring fence.

The land which is capable of arable cropping is currently all sown to grass divided into good sized regular field parcels.

The land has been underdrained with Stream Dike forming part of the drainage system on the eastern boundary.

The land is relatively level rising from approximately 9 metres above sea level on the eastern boundary to approximately 12 metres above sea level on the western boundary.



**METHOD OF SALE**

Low Bonwick Farm is offered for sale by private treaty as a whole or in up to 3 lots.

If you have downloaded these particulars, please register your interest with the Harrogate office so that you can be kept fully informed as to how we propose to conclude the sale.

**TENURE & POSSESSION**

The Property is offered for sale freehold with vacant possession available upon completion.

**BASIC PAYMENT SCHEME**

The land has been registered for the Basic Payment Scheme (BPS).

The Vendors have submitted a Basic Payment Scheme claim for the 2022 scheme year and the 2022 payment will be retained.

The Basic Payment Entitlements are excluded from the sale.

**ENVIRONMENTAL SCHEMES**

The property is included within a Countryside Stewardship Agreement (Mid-Tier) (Ref 1060831).

The Purchaser will be obliged to take over the Stewardship Agreement on completion.

**PLANNING**

Planning Ref: DC/07/05461/PLF/EASTNN was granted on 22nd November 2007 for the following scheme: “Alterations and change of use from agricultural buildings to form tourism and leisure accommodation.”

Planning Ref: DC/13/02940/STPLF/STRAT was granted on 23rd December 2013 for the following scheme: “Erection of 20 eco cabins after demolition of existing farm buildings (to replace extant planning permission 10/02427/STPLF).

Material starts have been made in respect of each application with East Riding of Yorkshire Council approving the discharge of conditions thereby implementing the respective planning consents.

**ADDITIONAL INFORMATION**

An additional information pack is available from the selling agents.

Alternatively, copies of the planning consents and approved documents for each scheme are available at <https://newplanningaccess.eastriding.gov.uk/newplanningaccess>

**SERVICES**

Low Bonwick Farm benefits from connections to mains electricity and water with private drainage to a septic tank. The farm buildings are served by a single phase electricity supply.

The Farmhouse benefits from oil fired central heating.

**COUNCIL TAX**

Band E

**WAYLEAVES EASEMENTS & RIGHTS OF WAY**

The land is sold subject to and with the benefits of all rights of way, water drainage, water courses and other easements

quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing and proposed wayleaves and other matters registered by any competent authority subject to statute.

**HEALTH & SAFETY**

Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.

**VAT**

Any guide prices quoted are exclusive of VAT. In the event that the sale of the property or any part of it or any right attached to it becomes chargeable supply for the purposes of VAT, such tax will be payable in addition to the purchase price.

**SPORTING TIMBER & MINERAL RIGHTS**

The sporting and mineral rights are included insofar as they are owned.

**EPC RATINGS**

Current: F (26)  
Potential: B (82)

**LOCAL AUTHORITIES**

East Riding of Yorkshire  
[www.eastriding.gov.uk](http://www.eastriding.gov.uk)

**VIEWINGS**

Viewings are strictly by prior appointment made through the selling agents.

**DIRECTIONS**

From Brandsburton take the A165 towards Bridlington. After approximately 0.5 mile turn right signposted Catfoss, Nunkeeling and Bewholme. Continue for approximately 3 miles and on entering the village of Bewholme, turn left onto Skipsea Road. Continue for 2 miles and Low Bonwick Farm is on the right hand side.



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## IMPORTANT INFORMATION

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