



# WILLOW FIELD BEEFORD ROAD DRIFFIELD

**£895,000**  
**FREEHOLD**

Willow Field comprises a three bed detached farmhouse, a range of farm buildings, former piggery site, and approximately 11.50 acres of grassland.

The property offers the opportunity, subject to the necessary consents, for a range of commercial, agricultural, and amenity uses having been operated as a smallholding and storage in connection with the vendors agricultural contracting business for the past 50 years.

In all the property extends to 14.43 acres or thereabouts.

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924





**Location and Access**

The property is located on the edge of open countryside and has good links to the local road network being situated off the A165 leading north to Scarborough and south to Hull. The property is accessed off the A165 to the west and via Eastfield Road, an unclassified highway, to the south.

Willow Field is located approximately 0.5 miles from the centre of Brandesburton village, with the coastal towns of Hornsea and Bridlington 6 miles to the east and 14 miles to the north respectively. The popular market towns of Beverley and Driffield are within easy driving distance providing a wide range of facilities and amenities. The city of Kingston upon Hull lies approximately 12 miles to the south.

**Willow Field Farmhouse**

Willow Field farmhouse is a three bedroomed detached property constructed c. 1950 extending to approximately 2,050 sqft. The house sits to the northwestern edge of the property benefitting from a private setting with an attractive garden to the south and west, a range of brick and block-built garages, and ample parking.

The farmhouse is triple glazed to the ground floor and double glazed to the first floor. It is connected to mains electricity, water, and drainage and is heated is by electric wall heaters and gas fires.

Ground Floor

Hallway (6.59m x 2.42m)

Laminate floor, stairs to first floor

Dining Room (3.89m x 3.66m)

Carpet, bay window, gas fire

Living Room (2.90 x 3.93) + (2.89m x 3.78m)

Laminate floor, gas fire

Conservatory (4.85m x 5.97m)

Tiled floor

Kitchen (6.27m x 2.47m)

Tiled floor, wall and base units, part tiled part wood panelled

WC (1.47m x 1.47m)

Tiled throughout, WC, wash hand basin

Reception Room / Study 2.44m x 2.95m)

Carpet, built in cupboards

Rear Entrance Porch (1.88m x 2.12m)

Entry (1.48m x 1.31m)

First Floor

Landing (5.15m X 0.87m)

Carpet, south facing window

Bedroom 1 (3.91m x 3.26m)

Carpet, bay window, built in wardrobes

Bedroom 2 (3.94m x 3.09m)

Carpet, built in wardrobes

Bedroom 3 (2.72m x 2.39m)

Carpet, built in wardrobes

Separate WC (1.61m x 1.38m)

Laminate floor, tiled walls, WC, wash hand basin

Bathroom (2.84m x 2.94m)

Laminate floor, tiled walls, shower unit, bath, wash hand basin

**Buildings**

The buildings at Willow Field sit to the east of the house being well positioned within a generous concrete and tarmac yard. The buildings are shown on the plan and comprise:

Former Office (3.7m x 8.9m)

Portable cabin style structure divided internally with an office, WC, and utility room and connected to mains water, electricity and drainage

1. Machinery Store (18m x 19m)

Timber frame, Hardcore floor, Blockwork and profile sheet, Pitched profile sheet roof, Sliding doors, Access to building 2, Water and electricity, Toilet facilities

2. Machinery Store (13.6m x 25.5m)

Steel portal frame, Concrete floor, Blockwork and profile sheets, Pitched sheet roof, Sliding door, Personnel door, Electricity connected

3. Workshop (20.5m x 12.3m + 5.20m x 2.70m)

3 bay steel portal frame, Concrete floor, Blockwork and profile sheets, Pitched sheet roof, 3 roller shutter doors, Lean to with mezzanine level fitted with racking, Personnel door, Water and electricity connected

4. Former Piggery Buildings

A range of Former Piggery Buildings now redundant, built on a concrete base and of block and sheet construction which is likely to contain asbestos.

5. Store

Steel and timber frame, Hardcore floor, Space boarding, Pitched sheeted roof, Enclosed on three sides

6. Store

Steel and timber frame, Hardcore floor, Space boarding, Pitched sheeted roof, Fully enclosed and formerly used as a machinery store

**Land**

The land comprises approximately 11.50 acres of grassland in total divided into two paddocks of around 2.40 acres to the east of the farmhouse and buildings, and approximately 9.10 acres to the east of Eastfield Piggeries.

The land is bounded by mature hedges to the north, south, and east but is not stock proof. The property benefits from direct access off the A165 as well as a number of accesses off Eastfield Road.

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



**General Remarks or Stipulations**

**Method of Sale**

The property is offered for sale by private treaty as a whole. Parties interested in part only should discuss proposed lotting with Dee Atkinson and Harrison and or Frank Hill and Son. 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 and or Frank Hill and Son in order to be kept informed as to how the sale will be concluded.

**Fixtures & Fittings**

All fixtures and fittings excluded with the exception of those specifically referred to in these particulars.

**Tenure & Possession**

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

**Services**

Mains water, drainage, and electricity are connected with three phase electricity to the buildings at Willow Field. The farmhouse is heated via electric radiators and two gas fires.

**Energy Performance Certificate (EPC)**

**Council Tax**

Council Tax is payable to the East Riding of Yorkshire Council. Willow Field is classified as Band E.

**Sporting & Mineral Rights**

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

**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.

**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.

**Telecom Mast Site**

The Telecom Mast Site is excluded from the sale and benefits from a right of access via the entrance off Eastfield Road with a small area immediately adjacent to the site being subject to a temporary right of use for ‘set down’ and storage of machinery and vehicles.

**Nitrate Vulnerable Zone**

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

**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.

**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.

**Agri- Environment Schemes**

The land is currently not entered into any agri-environment schemes.

**Local Authority**

East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

T: 01482 887700.

**Viewings**

Strictly by prior appointment with Frank Hill & Son 01964 630531 or 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**

**Frank Hill & Son**

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**Dee Atkinson & Harrison**

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Particulars prepared in January 2026





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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