



EAST END FARM

Garton-on-the-Wolds, Driffield, East Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



EAST END FARM

MAIN STREET, GARTON-ON-THE-WOLDS,
DRIFFIELD, EAST YORKSHIRE, YO25 3ET

DELIGHTFUL SMALLHOLDING WITH EQUESTRIAN FACILITIES
AND PERIOD FARMHOUSE, PLUS CAMPSITE AND OUTBUILDINGS
OFFERING EXCELLENT LEISURE & TOURISM POTENTIAL

Accommodation

- 19th Century character property with five-bedrooms
 - Self-contained one-bedroom annex
- Stables and outbuildings with potential for conversion to further letting accommodation (subject to necessary planning consents)
- Planning permission granted for a touring caravan and campsite and for the conversion of a barn into holiday accommodation
- Site Licence in place for 49 touring caravan pitches and with a 12-month operating season and year-round income potential
 - Modern amenity block – bespoke designed and well-equipped to support guest needs with potential for a change of use providing additional residential accommodation

In all about 8.85 acres (3.58 hectares)
FOR SALE AS A WHOLE OR IN LOTS



GSC GRAYS

PROPERTY • ESTATES • LAND

5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL

Tel: 01748 829203

www.gscgrays.co.uk

farmagency@gscgrays.co.uk



Situation

East End Farm enjoys a picturesque setting in the rolling countryside of the Yorkshire Wolds, nestled between the Humber Estuary and the North York Moors National Park. Surrounded by open fields and quiet lanes, it's an ideal retreat for walkers, cyclists, and nature lovers seeking peace, fresh air, and unspoiled views.

The property lies approximately 2.5 miles from the market town of Driffield, which offers a wide range of amenities including a large superstore, diverse retail outlets, numerous bars and restaurants, sports clubs and a popular weekly street market held every Thursday.

Excellent transport links are available with direct access from the A166, a key route connecting York and Driffield and national rail services are readily available from both Driffield and York, providing easy connections across the country. In addition, coach services operate to major cities including London, York, and Leeds, enhancing the site's appeal to both local and national visitors wishing to explore the wider area.

The Yorkshire Coast is within easy reach, with Bridlington approximately 14.5 miles away and Flamborough Head just 18 miles to the east. These coastal destinations offer stunning scenery, walking routes, and attractions including the iconic white chalk cliffs, historic lighthouses, and the Flamborough Heritage Coast.

A short drive further along the coast brings you to Bempton Cliffs, part of an eight-mile stretch of headland renowned for its RSPB nature reserve. This site attracts thousands of seabirds annually and offers a network of nature trails, ideal for wildlife enthusiasts and families alike.

Bridlington, a well-known seaside resort, draws tourists year-round with its beachfront funfair, scenic promenade walks, and a selection of charming shops and cafés.

The property is approached directly from the A166, leading onto a sweeping driveway that opens into a central courtyard surrounded by traditional buildings, the owners' accommodation, and the campsite itself.





Description

East End Farm comprises a charming smallholding of about 8.85 acres (3.58 hectares) in total comprising a five-bedroom 19th century period farmhouse situated within a traditional courtyard setting with four stables and a range of outbuildings, and with the benefit of having an established campsite with central amenities.

The farmhouse and courtyard of buildings to include stabling and outbuildings is situated to the left of the entrance driveway. To the right of the entrance driveway is a paddock, extending to approximately 5.21 acres (2.11 hectares), ideally located for private or commercial use.

Held within the same family ownership since 2001, the property was originally a smallholding used for grazing livestock and has since been diversified by the current owners. It offers a touring caravan and camping site with two designated areas having been established, along with a bespoke-designed amenity block.

In addition, planning permission has been granted for the conversion of some of the outbuildings into a holiday letting cottage, and the remaining outbuildings also offer scope for future development or alternative leisure use, (subject to the necessary planning consents).

This complete farm diversification offering, combining paddock and equestrian facilities, a campsite and holiday accommodation potential, makes East End Farm an attractive proposition for lifestyle buyers or those seeking a diversified and scalable rural business. With its established infrastructure and scope for future development, the property presents a rare opportunity to enjoy countryside living while building a sustainable, multi-faceted business.



The Stables

East End Farmhouse & Annex

The owners' accommodation comprises a charming five-bedroom 19th century farmhouse, constructed of brick under a pitched tiled roof. Carefully renovated over the years, the property now offers spacious and comfortable living accommodation, blending period charm with modern functionality. Recent improvements include the creation of a fully self-contained one-bedroom annex, offering flexibility for multi-generational living or potential short-term holiday letting (subject to permissions).

The farmhouse is set within a traditional courtyard, surrounded by a range of outbuildings, one with planning permission already granted for conversion to holiday letting accommodation, and others offering scope for further development, subject to the necessary consents.

Accommodation Overview

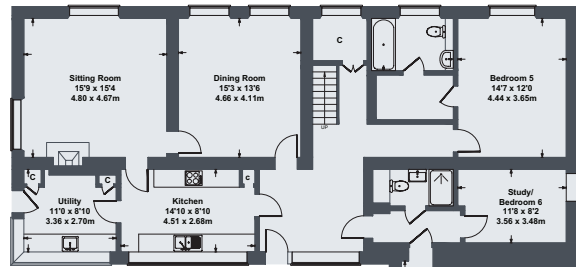
Ground Floor - Main entrance opens into a central hallway providing access to the galley kitchen fitted with a range of oak wall and base units, laminate worktops and tiled splashbacks. A utility room is accessed from the kitchen, with external access also to the courtyard

A snug/lounge with traditional features including a brick-built fireplace with 3kW log burner and formal dining room accessed via the snug and hallway are situated to the rear of the kitchen and the double bedroom with en suite and separate dressing room is also provided to the ground floor, an ideal addition for guests or family use.

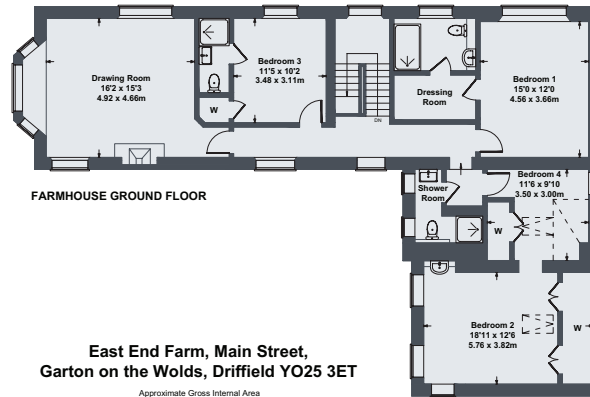
Self-Contained Annex - Accessed via a private entrance from the courtyard or internally via a separate hallway, a self-contained annex features a large open-plan living area with kitchenette, double bedroom and en-suite shower room. This unit is perfect for extended family or as potential guest accommodation (subject to appropriate planning permissions).

First Floor - Accessed via a sweeping staircase from the hallway, leading to a wide split landing are four further en suite bedrooms, and a separate shower room with WC.





FARMHOUSE GROUND FLOOR



FARMHOUSE GROUND FLOOR

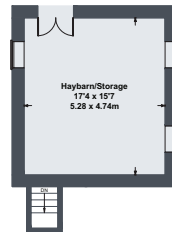
East End Farm, Main Street, Garton on the Wolds, Driffeld YO25 3ET

Approximate Gross Internal Area
7610 sq ft - 707 sq m

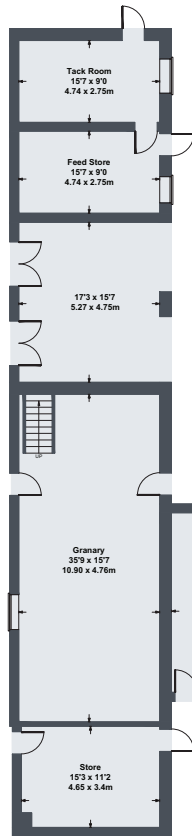
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

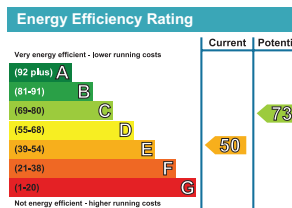
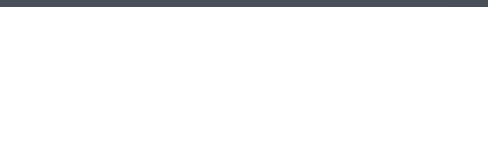
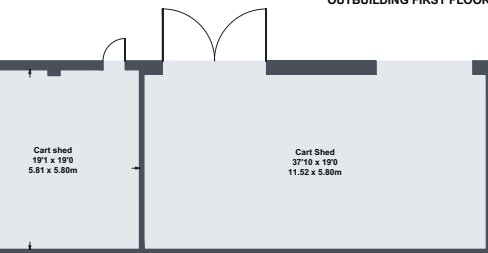
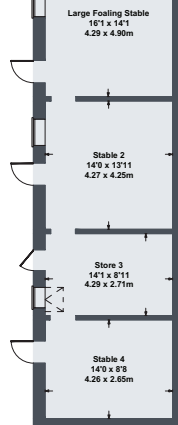
Produced by Potterplans Ltd. 2025



OUTBUILDING FIRST FLOOR



OUTBUILDING GROUND FLOOR



Two of the bedrooms offer flexibility, usable as a large bedroom with dressing area or as two interconnected rooms, one with sloping eaves.

A family sitting room is located at the end of the landing, having been renovated with an apex ceiling, exposed beams, a large bay window overlooking the village, and a brick hearth with log-burning stove.

Energy Performance Certificate (EPC)

The Energy Performance Certificate (EPC) ratings for the buildings on the property are as follows:

- East End Farmhouse: EPC Rating – E
- Amenity Building: EPC Rating – B

Full EPC reports are available upon request.

Council Tax

East End Farmhouse falls within Council Tax Band E.

East End Farm Campsite

The campsite is divided into three distinct areas to suit a range of visitor needs and potential future uses. The main paddock/rally field covers approximately 1.59 acres (0.64 hectare) and facilitates 30 grass pitches with 12 electric hook-up points. This area is used regularly for organised rallies under permissions from Exempted Caravan and Camping Organisations and can accommodate up to 50 caravans or motorhomes during rallies. When combined with the adults-only field, the site has the capacity to host up to 69 units in total.

The touring field extends to approximately 0.79 acre (0.32 hectare) and comprises three hardstanding pitches and 16 grass pitches with 10 electric hook-up points available.

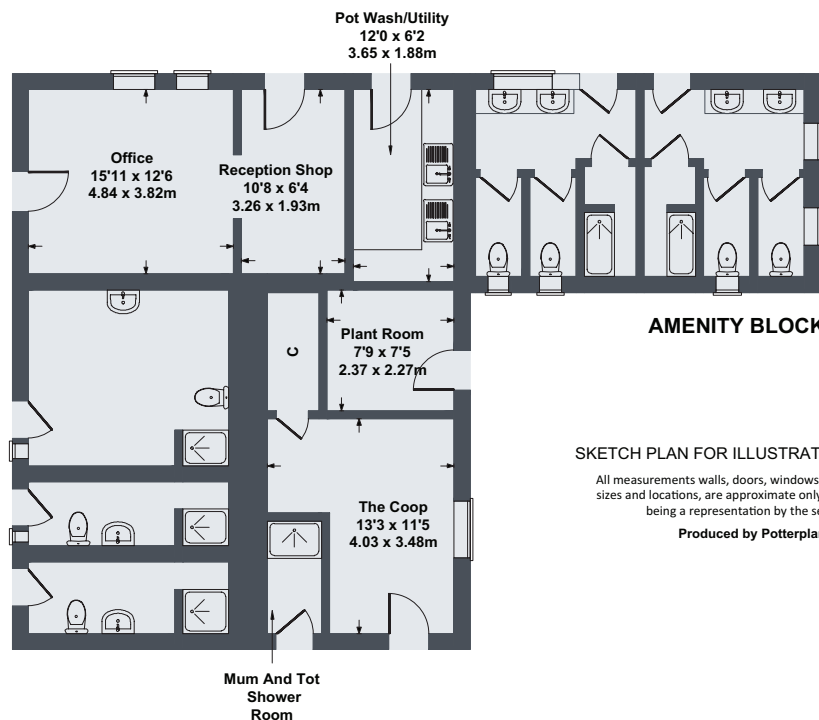
This area has been designated as adults-only to provide a peaceful retreat for caravanners. A future owner could opt to lift this restriction, opening the area to all guests.

There are shared and additional facilities by way of four electric hook-up points located on the fence line between the adults-only field and the paddock, all available for flexible use.

Two further hook-up points are located behind the granary building, ideal for new arrivals and multiple water points are positioned throughout both the paddock and adults-only area.

A centrally located Elsan waste disposal point is available at the amenity block and bulk waste removal is managed via an annual rolling contract with the local council.





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

Amenity Building and Guest Facilities

The campsite is well-served by a modern, high-specification amenity building, constructed in blockwork with attractive timber cladding under a pitched tiled roof. Positioned conveniently between the courtyard and the camping/touring fields, the building provides essential facilities finished to an exceptionally high standard.

Inside, the amenity block features underfloor heating throughout and 'Karndean' flooring for durability and ease of maintenance. The building has fully equipped ladies', gents', and accessible toilet and shower facilities, a pot washing area with built-in storage cupboards, laundry facilities for guest use and is serviced by a dedicated plant room housing the building's heating system and infrastructure.

Adjoining the amenity block is a small office, which includes a space for the sale of convenience items to guests, adding a useful on-site retail offering which could be readily expanded upon.

Also connected to the amenity block is a separate room known as "The Coup". Currently a bunk room accommodating two guests, it provides a comfortable option for glamping-style accommodation. However, we are advised that current planning permission does not permit overnight occupation of this building, and any use for that purpose would be subject to the appropriate approvals. With a planning application now pending, this building presents an excellent opportunity for conversion into further residential accommodation ideal for expanding living space or creating a separate dwelling.

While the business has been operated as a lifestyle hobby, generating income from casual touring and camping pitch fees and letting of 'The Coup', the core infrastructure is now well-established, offering the foundations for a new owner to further develop and scale the operation, if desired. Current pricing details can be found on the campsite website: www.gartononthewolds.com/prices/



Services and Utilities

Water: Mains supply.

Electricity: Three-phase supply with 10 amps available at each hook-up point.

Gas: LPG piped supply to the amenity block.

Sewerage: Mains drainage. Chemical toilet waste is collected at an Elsan disposal point and directed into a 3,000-litre underground sealed tank, which is emptied regularly by a local contractor.

Wi-Fi: Available in the main house and across the campsite.

Telephone and Broadband. There is a BT domestic telephone and broadband service to the farmhouse and a separate broadband service to the campsite office.

Business Rates

The property has a current rateable value of £3,675, effective from 1 April 2023. It benefits from Small Business Rate Relief, meaning there are no business rates payable for the year ending 2025.

Town and Country Planning

The property falls under the jurisdiction of East Riding of Yorkshire Council, County Hall, Beverley, East Riding of Yorkshire, HU12 8SJ. www.eastriding.gov.uk

Planning permission has been granted for the following:

- Change of use of grazing land to create a touring caravan and campsite
- Change of use of the existing rally field to accommodate both a touring caravan and campsite as well as continued use as a rally field
- Conversion of a barn into tourist accommodation
- Alterations and extension to the existing facilities building (application pending)

There is further potential to convert additional buildings within the courtyard into holiday letting accommodation, subject to obtaining the necessary planning permissions. This presents an excellent opportunity to expand the site's

tourism offering and income potential.

Tenure, Method and Basis of Sale

Offers are invited for the freehold interest in the property, on the following basis:

- Vacant possession will be provided upon completion
- Deposits for future bookings (including events and accommodation) will be apportioned between the vendor and purchaser at the time of completion
- The land is offered for sale by private treaty as a whole. All potential purchasers are advised to register their interest with the selling agents so that they can be advised as to how the sale will be concluded.

Access

The property is accessed directly from the A166, leading onto a sweeping driveway. A Right of Way is to be established to provide access to a small parcel to the right of the driveway

comprising 0.84 acres (0.34 hectares) which is to be retained by the current owners of the property.

Wayleaves, Easements, Rights of Way

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

A right of access will be reserved over the first part of the driveway to a small parcel comprising 0.84 acres (0.34 hectares) which is to be retained by the current owners of the property.

Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. The boundary liabilities are delineated on the sale plan in accordance with the information we have been provided.



The Granary



Directions (YO25 3ET)

The property is well-connected with access convenient from both the north and south:

- From the north: Via the A64, connecting to either the B1252 or the B1249
- From the south: Via the A614, leading onto the A166, which runs directly through the village

what3words

///statement.shuttled.decorator

VAT

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

Health and Safety

Please take care when viewing the property and follow normal health and safety practices for your own personal safety. No liability is accepted by the vendor or the Selling Agents.

Viewing

By appointment through the Selling Agents GSC Grays, Highfield Farm, Garton-On-The-Wolds, Driffield YO25 3AL. Tel: 01748 829 203

Katherine Wigham: kjw@gscgrays.co.uk / 07788 39 40 39

Lucy Rutherford: lur@gscgrays.co.uk

Condition of Sale

Purchase Price & Deposit: Within 7 days of exchange of contracts a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed whether entry is taken or not, with interest accruing at a rate of 5% above the Bank of England base rate.

Disputes: Should any discrepancy arise within these particulars of sale or in the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules: These are based on the Ordnance Survey and Rural Land Register records and are there for reference only. They have been carefully checked by the Selling Agents and the purchaser/s shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation thereof.

Lotting

It is intended to offer the property for sale as described as a whole, but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude part.

DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: July 2025. Photographs taken: June 2025

