



LAND AT LOW BONWICK FARM

Driffield, East Yorkshire



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DRIFFIELD, EAST YORKSHIRE, YO25 8EE

Skipsea 1.5 miles • Beeford 3 miles • Bridlington 10 miles • Driffield 12 miles
Beverley 15 miles • York 40 miles (distances approximate)

A COUNTRYSIDE DEVELOPMENT SITE WITH FULL PLANNING
CONSENT FOR ECO CABINS, SITUATED IN A WELL-ESTABLISHED
HOLIDAY DESTINATION, CLOSE TO THE EAST YORKSHIRE COAST

- Planning consent for 20 eco cabins
- Material commencement of development
- About 5.33 acres (2.16 hectares) in total

FOR SALE FREEHOLD AS A WHOLE



GSC GRAYS
PROPERTY • ESTATES • LAND

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Richmond, North Yorkshire, DL9 4QL
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www.gscgrays.co.uk
farmagency@gscgrays.co.uk

Offices also at:

Alnwick
Tel: 01665 568310
Chester-le-Street
Tel: 0191 303 9540

Barnard Castle
Tel: 01833 637000
Driffield
Tel: 01377 337180

Boroughbridge
Tel: 01423 590500
Kirkby Lonsdale
Tel: 01524 880320



Location and Development Potential

Set within peaceful open countryside near the coastal village of Skipsea on the East Yorkshire Coast, the land occupies an attractive open farmland position lying between Skipsea and the village of Bewholme. Access is provided into the entranceway directly off Bewholme Lane, a single-track lane surrounded by open countryside, into a wide splayed entranceway which leads to the development land.

Forming a single parcel of approximately 4.24 acres (1.72 hectares), the development land is roughly rectangular in shape, and of level topography, bounded by established trees and hedgerows.

Services and Utilities

Water: Nearby connectivity is available

Electricity: Nearby connectivity is available

Sewerage: The new lodge development will be required to connect to a private treatment plant.

The surrounding rural landscape provides a strong sense of space, privacy and natural amenity, qualities increasingly sought by holidaymakers pursuing low-density, lifestyle-led accommodation in tranquil settings.

From a commercial perspective, the combination of countryside outlook and coastal accessibility creates an excellent opportunity for a sensitively designed eco lodge or holiday cabin scheme that capitalises on views, biodiversity potential and the continued growth in demand for sustainable tourism accommodation.

The area's established popularity with families, retirees and short-break visitors, together with its accessibility to nearby market towns and coastal attractions, underpins strong trading prospects and the potential to deliver a premium, destination-led development with enduring appeal and occupancy strength. Everyday amenities are available in nearby Beeford, including a primary school, medical centre, village store and



post office, while the historic market town of Beverley to the south and the popular coastal resort of Bridlington to the north are both readily accessible by car. The property also benefits from convenient access to Skipsea's shoreline and local leisure facilities, including a nearby golf club.

The B1242 provides direct access to the coast road at Skipsea, a short drive away and the A165 provides access further afield to the larger towns of Beverley and Bridlington, approximately 10-15 miles away, while York is about 40 miles distant, easily reached via the A166.

Tenure, Method and Basis of Sale

- The property is to be sold freehold with vacant possession provided upon 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;
- Upon 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 and whether entry is taken or not with interest accruing at the rate or 5% above the Bank of England base rate.

Local Authority

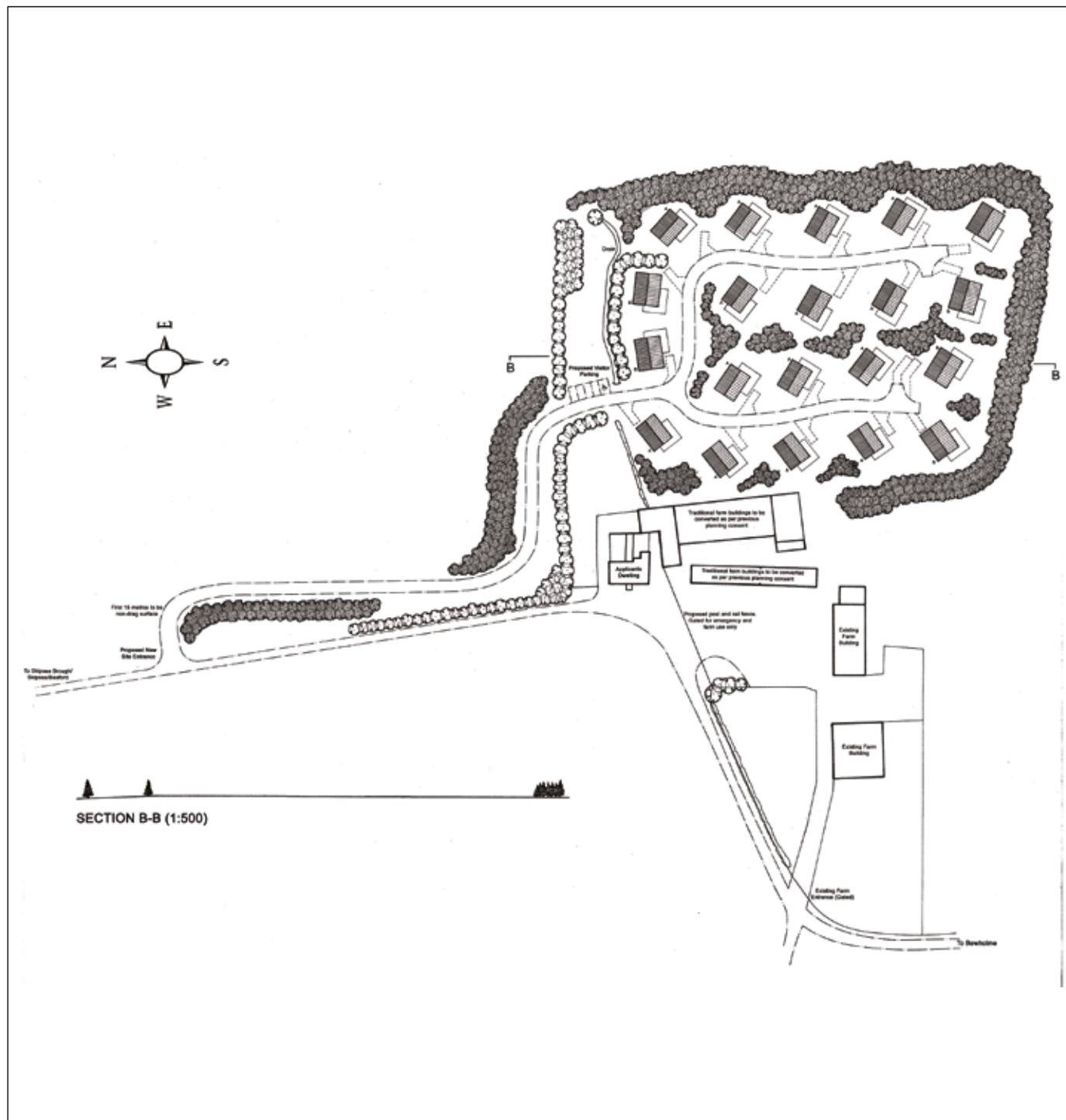
East Riding of Yorkshire Council, County Hall, Beverley, East Yorkshire, HU17 9BA.

T: 01482 887700 | W: www.eastriding.gov.uk

Town and Country Planning

The property falls under the jurisdiction of East Riding of Yorkshire Council: eastriding.gov.uk

Planning permission was granted on 23rd December 2013 under reference 13/02940/STPLF for the erection of 20 eco cabins. A material commencement of development has taken place with the installation of pipework for foul drainage.





Boundaries

The Vendor will only sell such interests as they have in the boundary hedges and fences. Responsibility for the fences will be as indicated by 'T' marks on the transfer plan.

Overage Provision

The Seller reserves the right to benefit from any uplift in value because of a change of use of the land by way of a clawback for a period of 30 years and retaining a 25% share of the increased value for a land use for any other purpose other than agricultural or leisure use.

Wayleaves, Easements and 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.

Designations

We are not aware of any historic or environmental designations.

Sporting and Mineral Rights

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

Basic Payment Scheme

Any future delinked BPS payments will be retained by the Seller.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser. No option to tax has been made.

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.

Anti-Money Laundering

In accordance with current anti-money laundering regulations, all offers to purchase the property—whether from within the UK or overseas, and whether cash or subject to finance—must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction.

Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. These requirements apply to all individuals who will be named on the title deeds, as well as any parties holding a beneficial interest in the property.

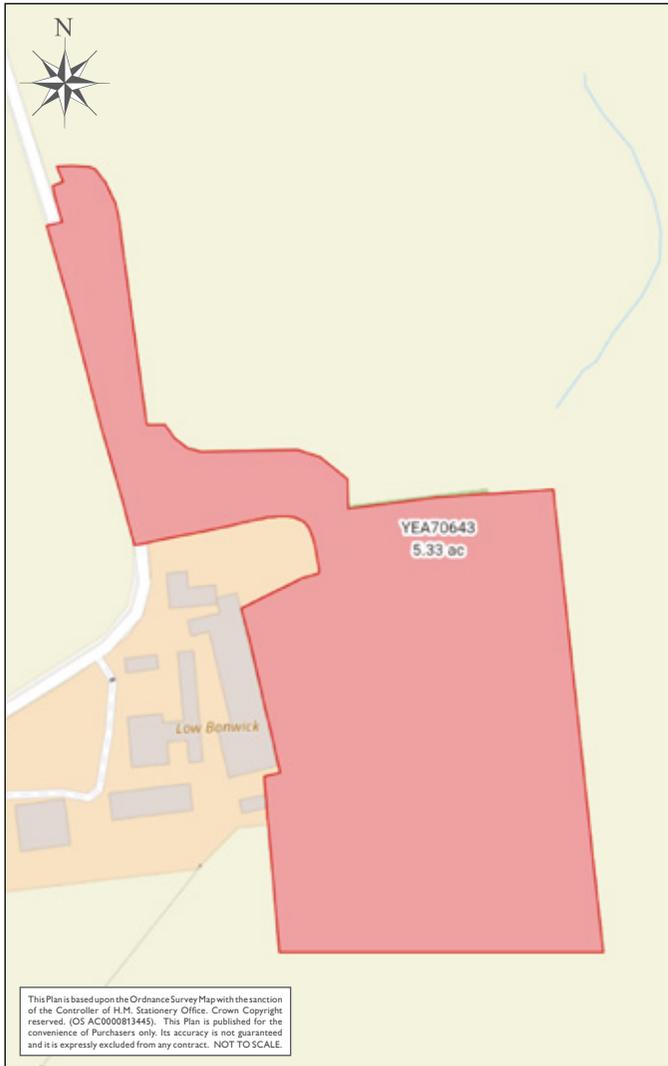
An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.

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.

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 misstatement shall not annul the sale nor entitle either party to compensation thereof.



Directions

From the north, the property is readily accessible from Bridlington via the A165 southbound towards Hull. After approximately ten miles, turn inland signposted for Skipsea, with the site situated around one and a half miles from the village centre via the B1249 onto Bewholme Lane. From the south, the property can be reached from Beverley via the A1035 and A165 northbound, via Catfoss Lane, North Road and Gardham Lane.

Postcode: YO25 8EE

what3words: ///soulful.sideboard.cotton

Viewing

By appointment through the Selling Agents GSC Grays by calling 01748 829 203.

Solicitor

Andrew Jackson Solicitors, Foss Islands House, Fos Islands Road, York YO31 7UJ.

Tel: 01904 275 250

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 corrections 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: March 2026

Photographs taken: March 2026