



# StephensonsRural

**Field House Farm, Everingham,  
Pocklington, York  
216.21 Acres (87.49 Hectares)**







# Field House Farm, Everingham, Pocklington, York YO42 4LH

An fantastic opportunity to acquire an attractive farm extending to 216.21 acres in total. The farm is currently operated as a mixed farm, well geared up for livestock production. Field House Farm is conveniently located between the villages of Everingham and Shiptonthorpe, approximately 3 miles south of Pocklington, and with good access to the wider East Yorkshire region.

The property is available as a whole or in 6 lots as defined below:

**Lot 1** – 5 bedroom traditional farmhouse with a large garden to the north and a brick, double garage to the south. There is a private access to the property off Thorpe le Street Road.

**Guide Price £800,000**

**Lot 2** – A range of agricultural and livestock buildings situated in 29.30 acres of pasture land, mostly fenced.

**Guide Price £550,000**

**Lot 3** – 33.55 acres of arable land including 3.55 acres of woodland. The land comprises of two fenced fields with good access off Thorpe le Street Road.

**Guide Price £320,000**

**Lot 4** – 44.60 acres of Grade 3 arable land to the north of Thorpe le Street Road including 5.7 acres of woodland

**Guide Price £450,000**

**Lot 5** – 78.45 acres of Grade 3 arable and pasture land.

**Guide Price £780,000**

**Lot 6** - 29.52 acres of woodland with roadside frontage and good access off Thorpe le Street.

**Guide Price £120,000**

**Guide Price: £3,020,000 (The Whole)**

York Auction Centre, Murton  
York YO19 5GF

t: 01904 489731

e: [enquiries@stephenson.co.uk](mailto:enquiries@stephenson.co.uk)

[stephenson.co.uk](http://stephenson.co.uk)



Vendor's Solicitor:  
Harrowells Solicitors  
Moorgate House  
Clifton Moor Gate  
York  
YO30 4WY  
Tel: 01904 690111



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Est. 1871







Field House Farm is located 1 mile to the east of Everingham in East Yorkshire. Everingham is a charming characterful former Estate village. The Church of St. Everilda has regular services, while the Village Hall coordinates various village events. The market town of Pocklington, 3 miles to the north, offers additional amenities, shops, and services. Primary schooling is available in the neighbouring village of Melbourne with secondary schooling available in Pocklington and Market Weighton. There are an array of strong local private schools including Pocklington School, St. Peters or Bootham in York and The Read School at Drax.

Directions

From York, take the A1079 south towards Shiptonthorpe. After approximately 1.4 miles after the village of Hayton, turn onto Thorpe Le Street. Follow this road west for about 2 miles; Field House Farm will be on your left. A StephensonsRural sale board will identify the farm.

THE FARMHOUSE

Built in 1780, Field House Farmhouse is a Grade II listed, former Everingham Park Estate farmhouse which is now being offered to the market separately for the very first time. The house is set under a tile roof with wooden windows and doors throughout as well as cast iron rainwater goods. The accommodation comprises over 3,400 sq ft and is outlined below:

Ground Floor

Kitchen / Dining Room

29'1 x 15'4

Clay pamment tiled floor, units at low and high level, 5 oven AGA.

Boot Room with Shower Room

10'4 x 8'9 & 3'9 x 8'9

External door, fitted shelves. Shower, WC and sink.

Playroom

23'5 x 14'8

French doors, wood floor.

Larder

11'7 x 8'10

Quarry tiled floor, units at low and high level.

Hall

18'0 x 8'6

Quarry tiled floor. Stairs to first floor.

Office

14'1 x 9'2

Carpet floor and fitted cupboards.

Sitting Room

18'3 x 15'2

Wooden floor, handcrafted shelves to either side of fireplace and woodburner.

First Floor

Bedroom 1

15'0 x 12'3

Double room with ensuite bathroom and a walk in wardrobe. Panel walling throughout.

Landing

18'0 x 8'6

Bedroom 2

15'3 x 10'1

Double room with a carpet floor and fitted cupboards.

Bedroom 3

11'7 x 10'6

Double room with a carpet floor and fitted cupboards.

Landing

19'4 x 3'4

Bedroom 4

14'1 x 9'3

Double room with carpet floor and fitted cupboards

Family Bathroom

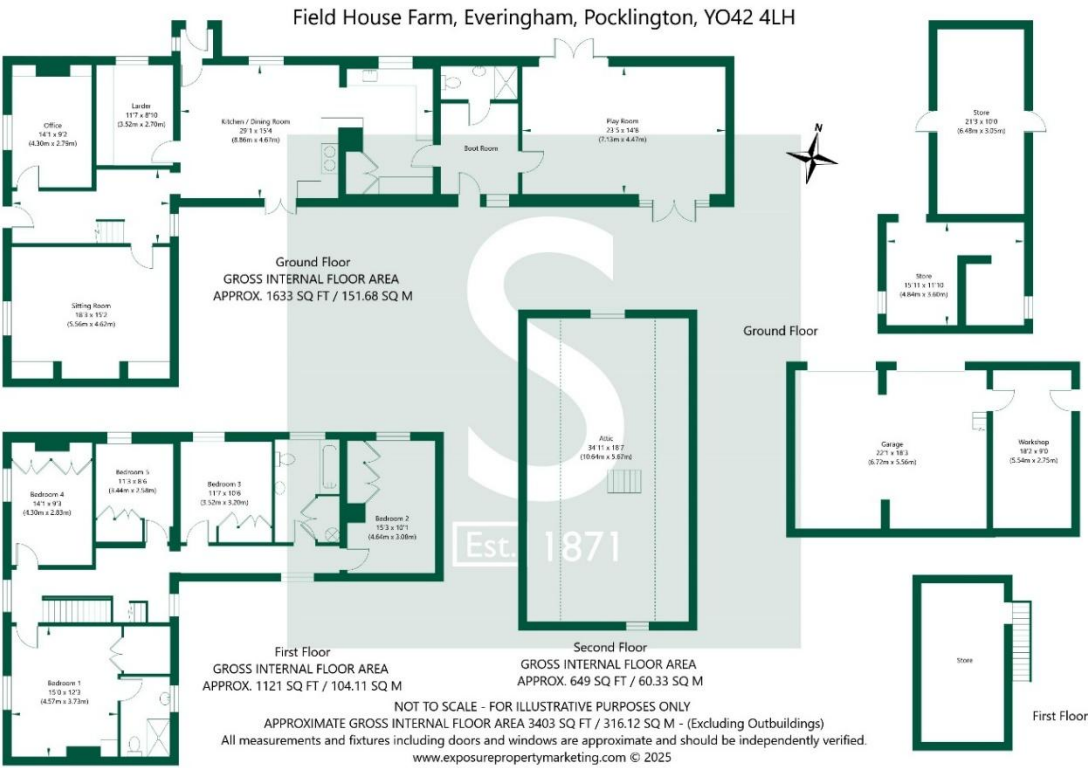
11'9 x 7'5

Bath with shower over. WC, sink and airing cupboard.

Bedroom 5

11'3 x 8'6

Double room with a carpet floor and fitted cupboards.









**FARM BUILDINGS**

The Buildings are located to the south of the dwelling and comprise of a range of agriculatural and livestock buildings based around a large hardcore yard area. The yard and buildings are set up to house 220 head of cattle and are described in more detail below:

**Building 1**

*105' x 40' (18' by eaves)*

Grain store with roller shutter doors and concrete apron. Steel portal framed building with fibre cement roof and concrete floor. Concrete panel walling to 3m at rear and 2m to sides. There is 3 phase electric to this building.

**Building 2**

*200' x 40' (16' to eaves, 5' cantilever)*

Purpose built livestock shed. Steel portal framed building with fibre cement roof and hardcore floor. Yorkshire boarding walls over concrete panels up to 2m. The building lies directly opposite Building 3 with cattle pens and a concrete passage way between the two. The building has single phase electricity and a rainwater harvesting tank.

**Building 3**

*169' x 40' (16' to eaves, 5' cantilever)*

Purpose built livestock shed. Steel portal framed building with fibre cement roof and hardcore floor. Yorkshire boarding walls over concrete panels up to 2m. The building has single phase electricity and a rainwater harvesting tank.

**Building 4**

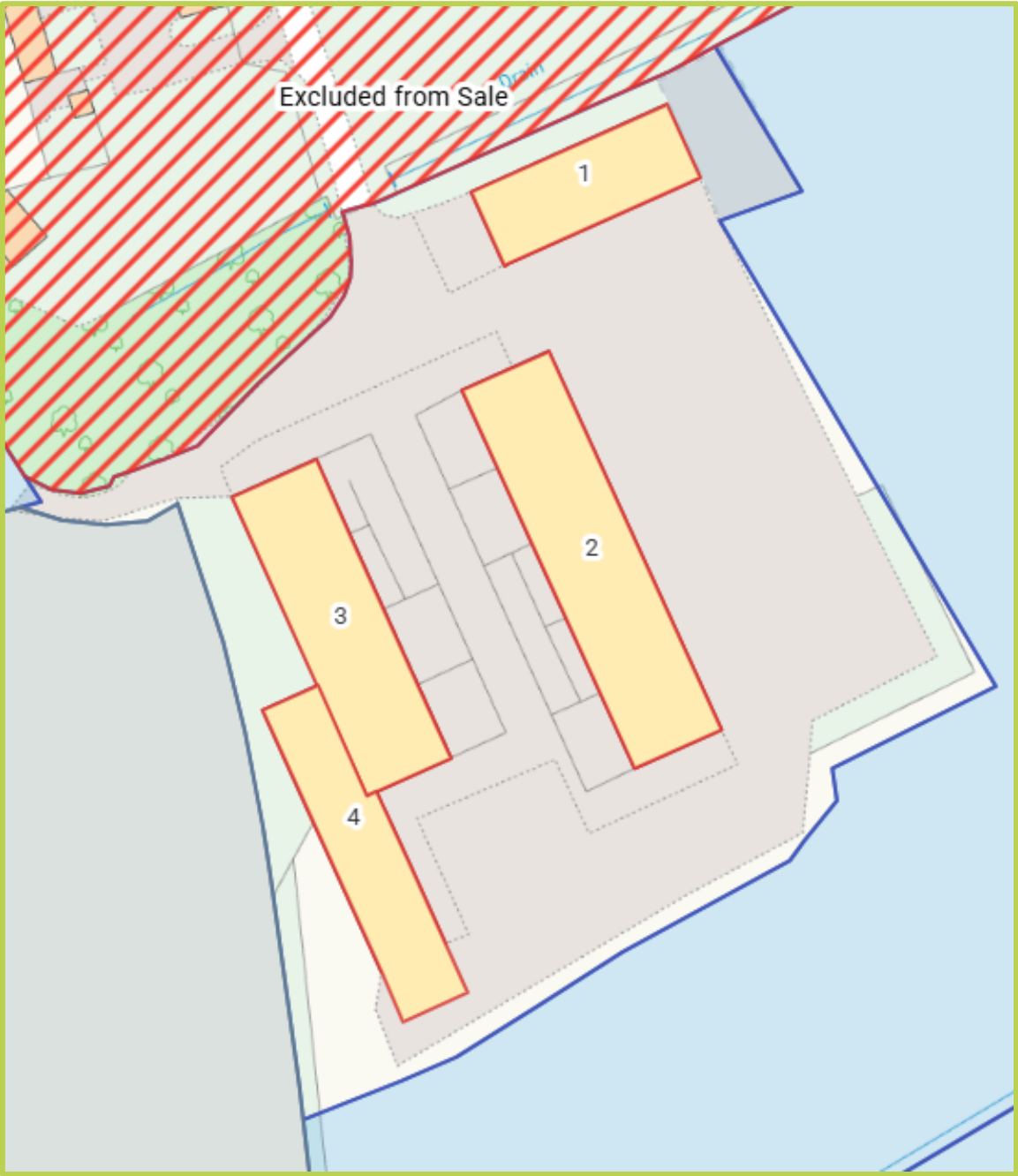
*185' x 30' (14' to eaves, 5' cantilever)*

Purpose built livestock shed adjacent to Building 3. Steel portal framed building with fibre cement roof and hardcore floor. Yorkshire boarding walls over concrete panels up to 2m. The building has single phase electricity and a rainwater harvesting tank.

**Hardstanding Area**

Located to the east of Building 2, there is a large area of hardstanding that can support up to 1,000 silage bales and 500 straw bales.

There is a fixed Bateman cattle handling facility within the yard which is available by separate negotiation.







Lot 5

Lot 2

Lot 4

Lot 1

Excluded from the Sale



**LAND:**  
Field House Farm is offered for sale as a whole or in 6 Lots extending in total to 216.21 acres (87.49 hectares) comprising of good quality, versatile arable land and grassland together with 38.77 acres of woodland. The land is classified as Grade 3 on the Agricultural Land Classification and the soils fall within the Everingham Soil Series, being described as deep stoneless permeable fine sandy soils. Some land to the south east of the farm falls within the Landbeach soil series which is described as permeable calcareous course loamy soils. Both are suitable of growing cereals, sugar beet and potatoes.

Lot Colour	Lot No.	Field No	Cropping History			Area	
			2025	2024	2023	Ha	Ac
Green	Lot 1		Field House Farmhouse			0.32	0.79
Lot 1 Total:						0.32	0.79
Blue	Lot 2	Pt 3769	Yard & Buildings			1.11	2.75
		Pt 3769	Temporary Grass	Temporary Grass	Temporary Grass	2.68	6.62
		5464	Temporary Grass	Temporary Grass	Temporary Grass	5.16	12.75
		1886	Maize/Pumpkins/Grass	Maize/Pumpkins/Grass	Maize/Pumpkins/Grass	2.91	7.18
Lot 2 Total:						11.86	29.30
Red	Lot 3	6695	Temporary Grass	Temporary Grass	Temporary Grass	5.65	13.96
		8079	Temporary Grass	Temporary Grass	Temporary Grass	6.49	16.04
		6568	Woodland			1.43	3.55
Lot 3 Total:						13.57	33.55
Yellow	Lot 4	4509	Wheat	Maize	Spring Barley	1.99	4.93
		3221	Maize	Maize	Spring Barley	8.67	21.41
		1612	Temporary Grass	Winter Barley	Winter Wheat	5.08	12.56
		0899	Wilkinson Wood			2.31	5.70
Lot 4 Total:						18.05	44.60
Grey	Lot 5	9380	Winter Barley	Winter Wheat	Maize	4.31	10.66
		1363	Winter Wheat/ Temporary Grass	Winter Wheat/ Temporary Grass	Winter Wheat/ Temporary Grass	21.35	52.76
		6376	Winter Barley	Winter Wheat	Maize	6.08	15.03
Lot 5 Total:						31.74	78.45
Brown	Lot 6	3040	Woodland			11.95	29.52
Lot 6 Total:						11.95	29.52
TOTAL AREA:						87.49	216.21





**GENERAL INFORMATION:**

**Services – Farmhouse, Buildings and Land**

The house has mains water, a separate electricity supply, oil central heating, and septic tank drainage which is to be replaced within 12 months from purchase. While the buildings benefit from mains water and electricity, with water also supplied to parts of Lot 2, 3 and 5.

**Fixtures and Fittings**

Unless stated otherwise, fixtures and fittings are excluded from the sale. The cedar summer house, Bateman cattle handling facilities, and bull pens (including gates and barriers) are not included but may be available by separate negotiation.

**Wayleaves and Easements**

The property is sold subject to all wayleaves and easements whether mentioned in these particulars or not. There is an easement on the National Grid line across Lot 4. There are also local overhead lines.

**Planning Application & Access**

There is currently a 28 day notice in place for a new access to the farm buildings through Field 1886. The planning application is to be completed by the Vendor and the Purchaser is expected to construct the access track. The current farm access is to be terminated 6 months from completion.

**Public Rights of Way**

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. There is a Bridleway along the western boundary of Lot 5 and there is a right of way for the Purchaser up this Bridleway/ track.

**SFI and Stewardship agreements**

The land is entered into a Countryside Stewardship Agreement running from 1st Jan 2023 to 31st Dec 2027, providing an annual payment of £2,160.89. This is predominantly for GS4 (Legume and Herb-rich swards) on part of Fields 1363 & 6695. A copy can be available from the Selling Agents.

The land is also entered into a Sustainable Farming Incentive (SFI) agreement running from 1st May 2024 – 30th April 2027, providing an annual payment of £12,410.77. A copy can be available from the Selling Agents.

**Nitrate Vulnerable Zone (NVZ)**

The land falls within a NVZ which will limit the times of year fertiliser can be applied.

**Sporting and Mineral Rights**

These are included in the sale, in so far as they are owned.

**Tenure**

We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

**Local Authority & Listing**

East Riding of Yorkshire, Register Square, Beverley HU17 9BA. Tel: 01482 393939  
The Farmhouse is Grade II Listed (Ref: 1084128).

**Council Tax, Rates & Energy Performance Certificate**

Field House Farmhouse is assessed in Council Tax Band F and is rated 'G' on the EPC Register. Drainage rates of £2,391.58 are payable to the Ouse & Humber Drainage Board.

**Plans and Measurements**

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It is the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

**Method of Sale**

The land is offered for sale by private treaty as a whole, or in six lots. The Vendor reserves the right to conclude the sale by any means.

**VAT**

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

**Anti-Money Laundering Regulations**

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

**Restrictive Covenant**

There is to be a Restrictive Covenant preventing the erection of any buildings within Field 1886, 50m from the eastern boundary.

**What3words**

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**Viewing and Registration**

**Strictly by appointment through the Selling Agents, Stephensons Rural, only.**

Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale. Please also register at [www.stephenson.co.uk](http://www.stephenson.co.uk) for regular email updates.

**Agent Contact**

Stephensons Rural, York Auction Centre, Murton YO19 5GF  
T: 01904 489 731

Johnny Cordingley MRICS FAAV  
James Bramley BSc

e: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk)

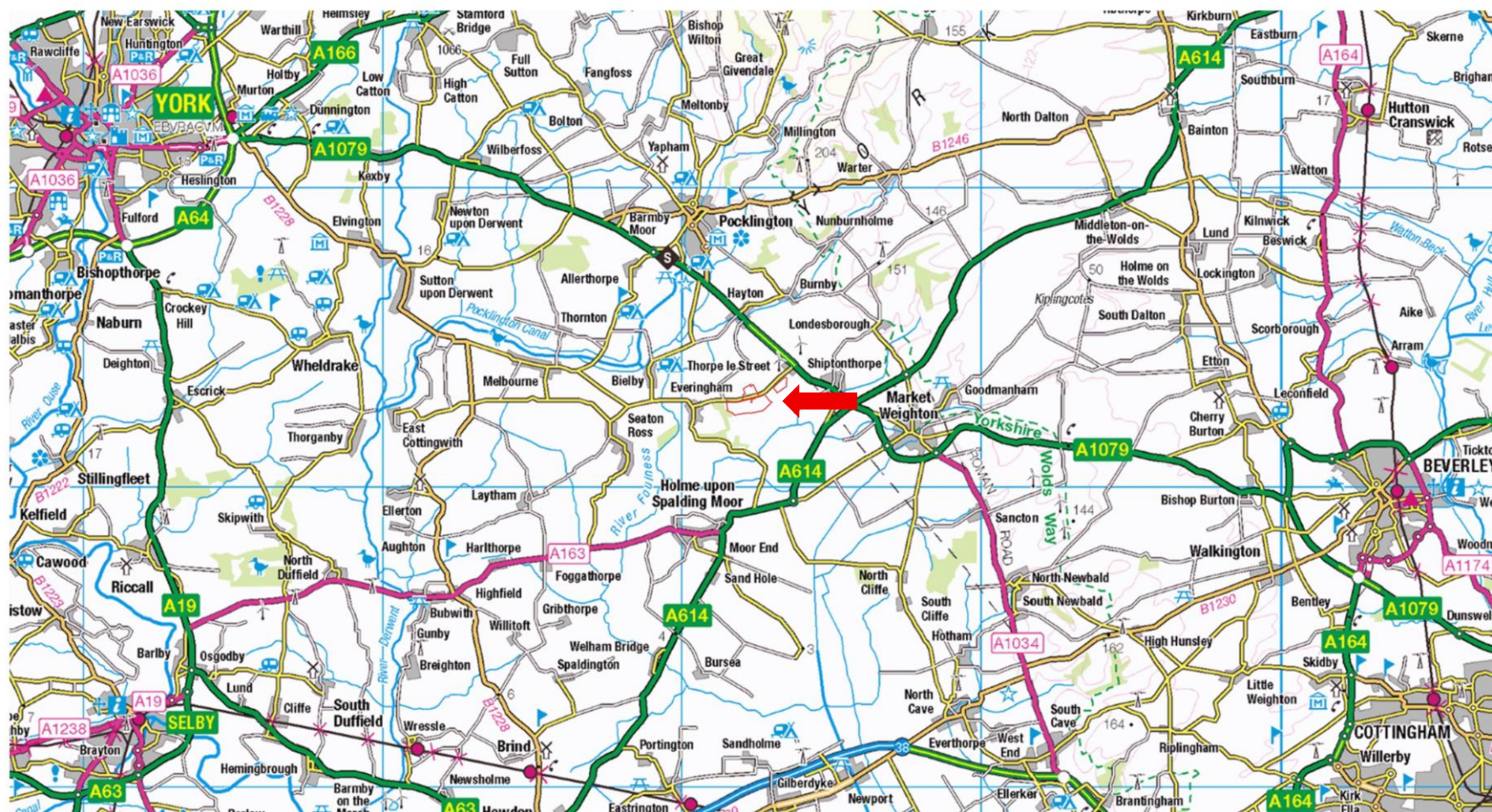
e: [james.bramley@stephenson.co.uk](mailto:james.bramley@stephenson.co.uk)

**Vendor's Solicitor**

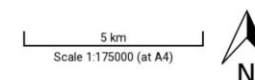
Harrowells, Moorgate House, Clifton Moor Gate, York, YO30 4WY  
Tel: 01904 690111



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## Important Notice

The description contained in this brochure is intended only to give a general impression of the property, its location and features, in order to help you to decide whether you wish to look at it. We do our very best to provide accurate information but we are human, so you should not allow any decisions to be influenced by it. For example any measurements are approximate and, where such things as central heating, plumbing, wiring or mains services are mentioned, we would advise you to take your own steps to check their existence and condition. Although we cannot accept any responsibility for any inference drawn from this brochure or any inaccuracy in it, we shall always try to help you with any queries. Stephensons Rural for themselves and for the vendors or lessors of the property/properties, whose agents they are, give notice that (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract (ii) no person in the employment of Stephensons Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.

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