



Manor Farm, Ackworth, Pontefract
95 Acres (38.45 Hectares)



Ref: MEF/JFS/22824-Jan '26



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StephensonsRural

Manor Farm, Cross Hill, Ackworth, Pontefract WF7 7EJ

A versatile farm in an edge of village setting with potential for development (subject to consents) extending to 95 Acres (38.45 Hectares) in total.

Manor Farm is conveniently located on the north edge of High Ackworth, with the arable land predominantly heading northwest towards Purston Jaglin and Featherstone. The homestead sits approximately 1.5 miles southeast of Purston Jaglin, 2 miles south of Pontefract, 10 miles northeast of Barnsley with good access to the A1, M1 and M62.

Manor Farm was purchased by Albert Brown in 1949 and has been in the same family ever since. The house was originally 2 cottages and was knocked into 1 soon after being bought.

The property is available as a whole or in 5 lots:

Lot 1 4-bedroom farmhouse with traditional range of brick buildings (with scope for further development) and more modern buildings set within a yard of 3.65 acres (shaded Purple on the Site Plan)
Guide Price £650,000

Lot 2 12.52 acres of arable land (shaded Orange on the Site Plan)
Guide Price £180,000

Lot 3 3.85 acres of arable land (shaded Blue on the Site Plan)
Guide Price £50,000

Lot 4 10.11 acres of arable land (shaded Green on the Site Plan)
Guide Price £120,000

Lot 5 64.87 acres of arable land (shaded Red on the Site Plan)
Guide Price £700,000

Guide Price: £1,700,000 (The Whole)

The sale of Manor Farm provides a wonderful opportunity to suit a range of buyers and the farm is offered as a whole or in 5 lots.

The traditional farm buildings are immediately to the south and east of the farmhouse and lend themselves to further development/conversion subject to the appropriate consents from the local planning authority. Purchasers should make their own enquiries.

Directions

From Pontefract, follow the Ackworth Road south approximately 2 miles to High Ackworth, then, at the Brown Cow Pub bear right onto Purston Lane for about 50 yards. Turn right at the Ackworth Cross and Manor Farm is approximately 70 yards along the access drive, past Manor House on the right-hand side. A StephensonsRural sale board will identify the main farm access.

THE FARMHOUSE

Manor Farm house is a detached brick-built two storey dwelling under a tile roof with UPVC and timber windows and doors throughout. The dwelling benefits from plastic rainwater goods along with connection to mains water, gas and electric. The accommodation comprises over 1,800 sq ft and is detailed below:

Kitchen – 3.95m x 3.24m (13' x 10'8")

With vinyl floor, units at low and high level with stainless steel sink, full height pantry cupboards, stairs up to the southeast bedrooms.

Conservatory – 4.95m x 2.51m (16'3" x 8'3")

Plumbing for washing machine.

Garden Room – 4.91m x 2.51m (16'1" x 8'3")

Southeast Sitting Room (Family Room) – 4.86m x 4.25m (15'11" x 13'11")

With carpet flooring, gas fireplace with tile surround.

Southwest Sitting Room – 4.88m x 4.26m (16' x 14')

With carpet floor, gas fireplace with tile surround.

Study – 3.97m x 3.23m (13' x 10'7")

WC - 2.14m x 1.5m (7.5' x 4'11")

Wash hand basin, low flush wc

Bathroom - 2.14m x 1.5m (7' x 4'11")

Panel bath, low flush wc

Upstairs:

Landing

With carpet floor.

Bedroom 1 Northeast – 3.97m x 3.83m (13' x 12'7")

Double room with carpet floor.

Bedroom 2 Northwest – 3.98m x 3.87m (13'1" x 12'8")

Double room with carpet floor.

Bedroom 3 Southwest – 4.9m x 3.35m (16'1" x 11')

Double room with carpet floor

Bedroom 4 Southeast – 4.26m x 2.38m (14' x 7'10")

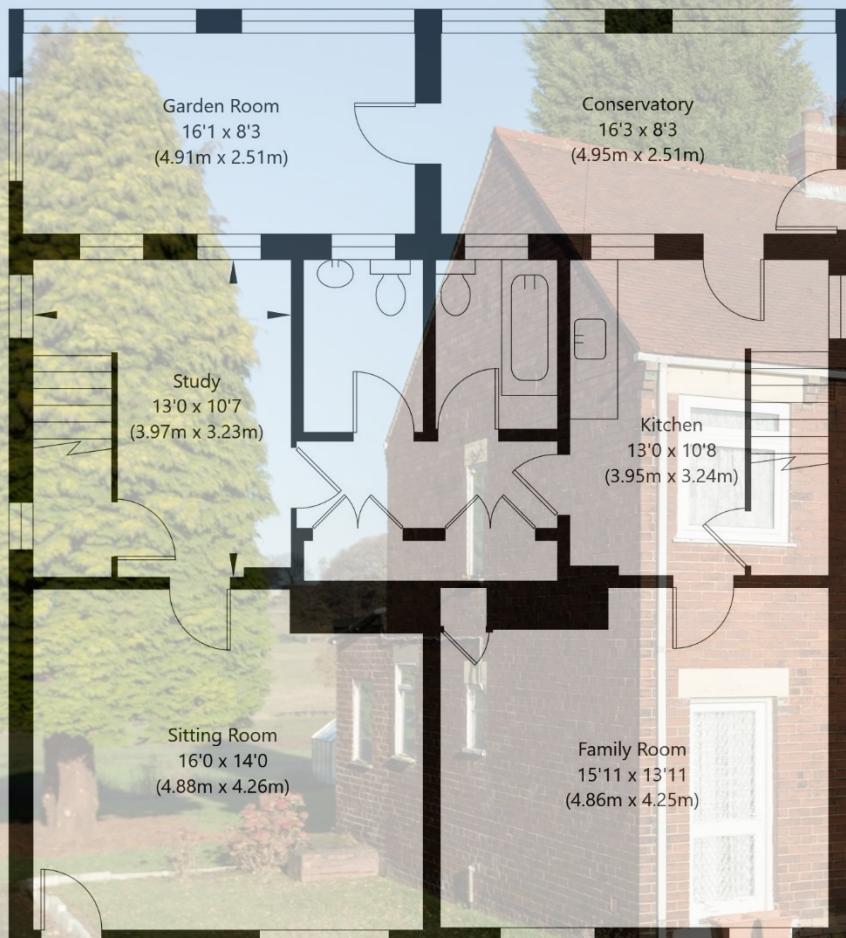
Single room with carpet floor and fitted wardrobe.

Bedroom 5 Southeast – 3.34m x 2.36m (10'11" x 7'9")

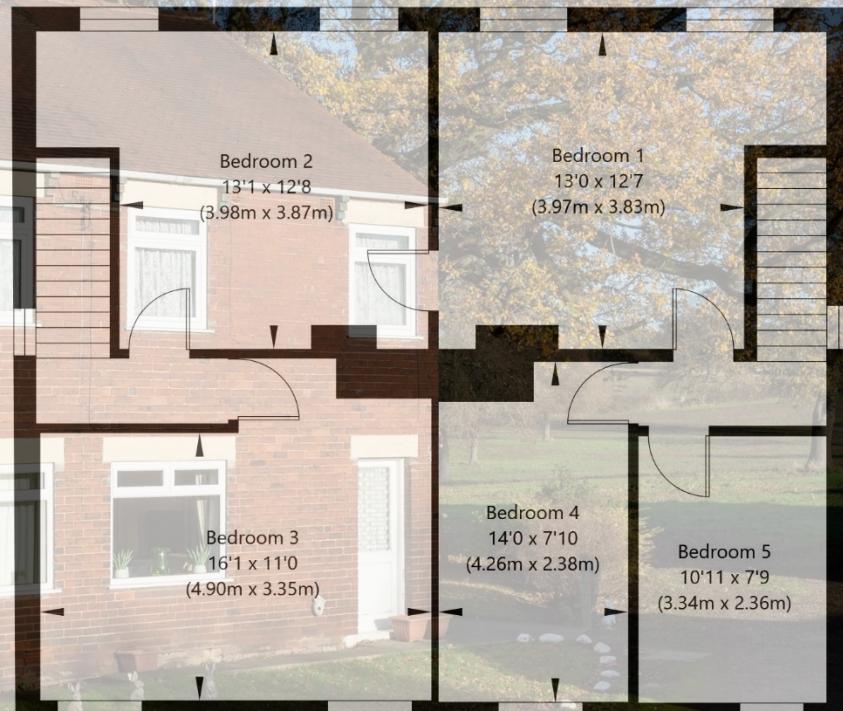
Single room with carpet floor and fitted cupboards.



Manor Farm, Cross Hill, Ackworth, Pontefract, WF7 7EJ



Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1205 SQ FT / 111.96 SQ M



First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 890 SQ FT / 82.68 SQ M

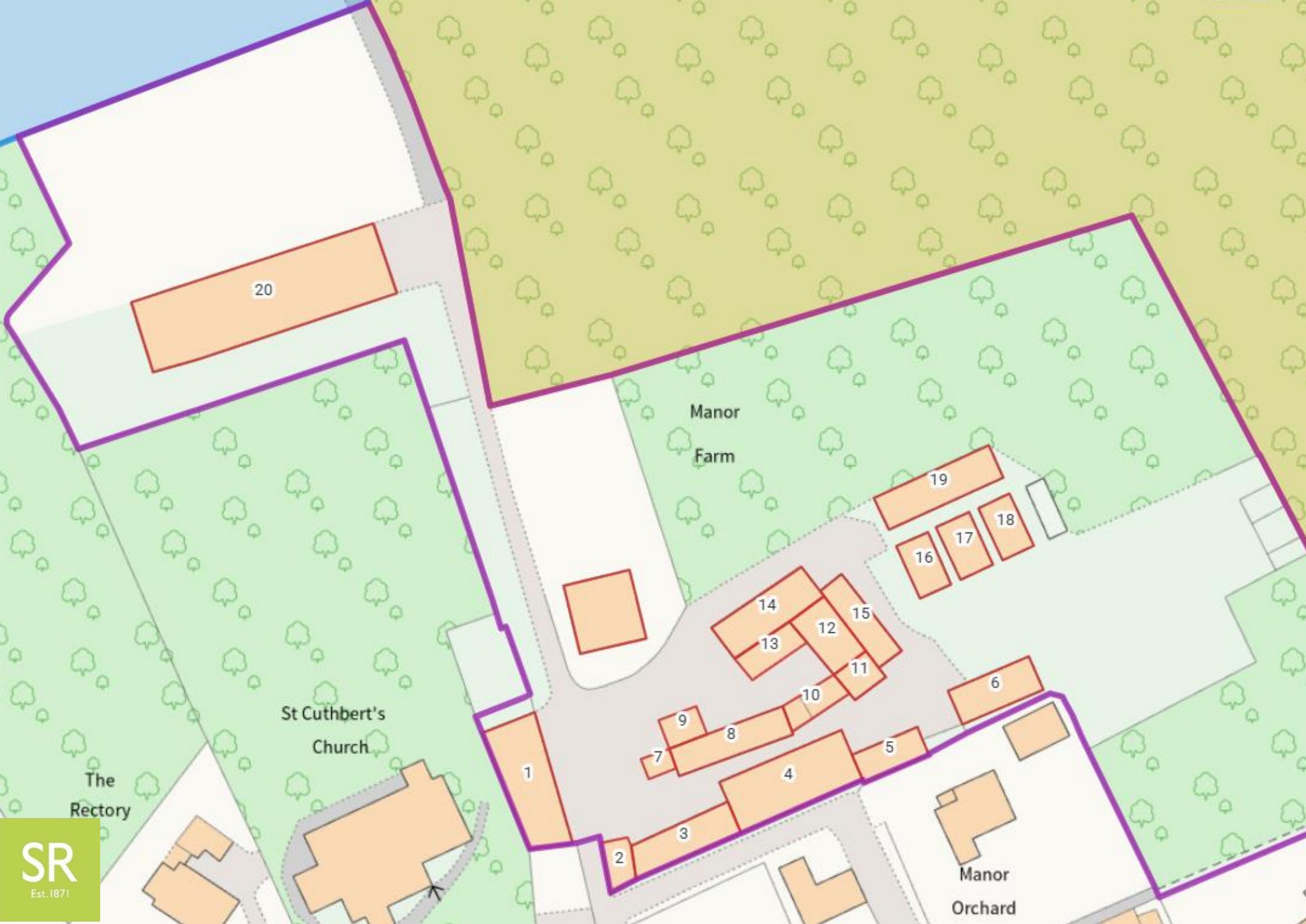
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 2095 SQ FT / 194.64 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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FARM BUILDINGS

The Buildings are located to the south and east of the dwelling and comprise of a range of traditional brick and stone buildings and some modern storage buildings with some benefiting from an electricity supply. The Buildings are described in more detail below:

Building 1 Machinery Shed – 76ft x 22ft

Steel & timber frame monopitch machinery store, hardcore floor, Yorkshire boarding to north, south & west but open to the east, metal sheet roof.

Building 2 – 19ft x 11ft

Brick and stone mono pitch store, fibre cement sheet roof, concrete floor

Building 3 Cart Shed – 13ft x 59ft

7 bay steel frame mono pitch cart shed, brick & stone walls to E, S & W, concrete floor, fibre cement sheet roof

Building 4 Monopitch Store – 25ft x 70ft

Timber frame mono pitch store, part brick & concrete panel walls, earth floor

Building 5 Bull Stalls – 13ft x 34.5ft

Monopitch store of brick construction with internal partitions forming 2 loose boxes, stone tile roof, concrete floor.

Building 6 Stables – 16ft x 42.5ft

Brick and stone construction with concrete floor, fibre cement sheet roof, internal partitions into 4 loose boxes.

Building 7 Chemical Store – 10ft x 15ft

Brick monopitch chemical store, fibre cement sheet roof, concrete floor

Building 8 Pig House – 13ft x 60ft

Brick monopitch buildings with 7 concrete pig pens, steel profile sheet roof, concrete floor.

Building 9 Stone Store – 15ft x 21ft

Stone store under slate roof.

Building 10 Pig House – 33ft x 13ft

Two storey brick and stone barn under a metal sheet roof

Building 11 – 20ft x 16ft

Three storey stone and brick barn under stone tile roof

Building 12 – 21ft x 36ft

Two storey brick and stone barn under slate roof.

Building 13 – 14ft x 36.5ft

Two storey stone and brick barn, open fronted ground floor with two cart partitions

Building 14 – 20.5ft x 58ft

Brick double storey under fibre cement sheet roof, concrete floor

Building 15 Lean-To – 13ft x 57ft

5 bay timber frame lean-to, concrete floor, fibre cement sheet roof.

Building 16, 17 & 18 Nissen Sheds – 30ft x 18ft (per building)

Three Nissen huts of brick construction under suspected asbestos sheet roofs, concrete floor.

Building 19 Nissen Shed – 60ft x 18ft

Nissen hut of brick construction under suspected asbestos sheet roofs, concrete floor.

Building 20 Potato Store – 40ft x 134ft

Concrete frame and brick building with concrete floor, fibre cement roof, roller shutter door to east gable end, concrete apron to east side.



LAND:

Manor Farm is offered for sale as a whole or in any combination of lots extending in total to 95 Acres (38.45 Hectares) comprising 93.08 acres of arable land along with the homestead and yard.

The land is classified as Grade 3 on the Agricultural Land Classification and the soils fall within the Bardsey Soil Series, being described as slowly permeable loamy over clayey and fine silty soils over soft rock suitable for cereals, potatoes and grassland.

Lot 1, 2 & 3 are accessed down a private drive from the village.

Lot 4 & 5 can be accessed directly off the public highway known as the B6421 Purston Lane/Ackworth Road.

Overage

Lot 1 and Lot 2 are subject to an overage clause for a period of 20 years whereby 50% of the uplift in value is reserved to the vendors in the event of Planning Permission being granted for any development other than agricultural, horticultural or equestrian.

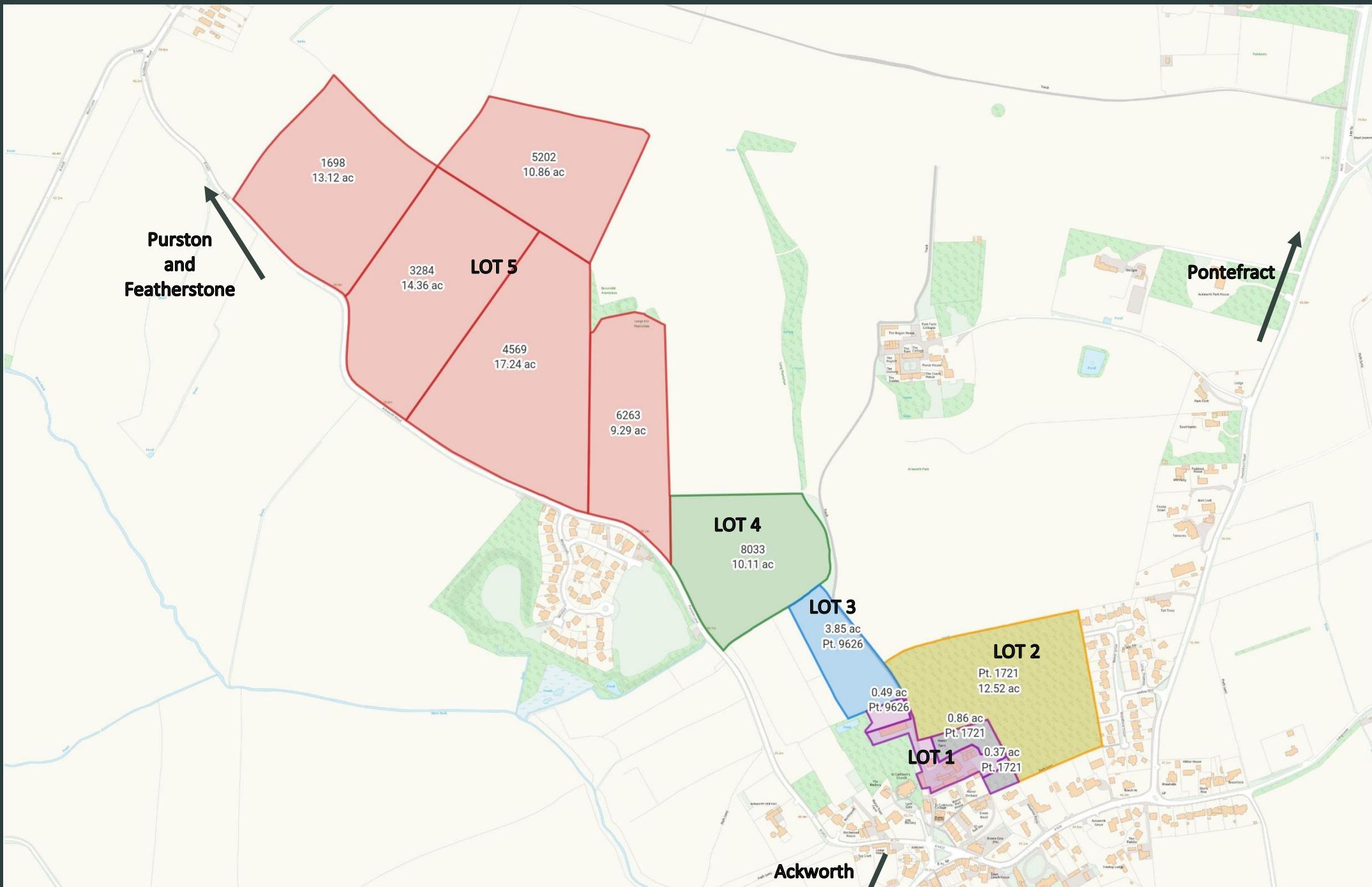
Lot Colour	Lot No.	NG Ref	Description	Area	
				Ha	Ac
Purple	Lot 1	Pt. 1721	Arable – Fallow	0.50	1.24
		Pt. 9626	Arable – Fallow	0.2	0.49
			House, Buildings & Yard	0.78	1.92
Lot 1 Total:				1.48 Ha	3.65 Ac
Orange	Lot 2	Pt. 1721	Arable – Fallow	5.07	12.52
Lot 2 Total:				5.07 Ha	12.52 Ac
Blue	Lot 3	Pt. 9626	Arable – Fallow	1.56	3.85
Lot 3 Total:				1.56 Ha	3.85 Ac
Green	Lot 4	8033	Arable – Fallow	4.09	10.11
Lot 4 Total:				4.09 Ha	10.11 Ac
Red	Lot 5	6263	Arable – Fallow	3.76	9.29
		4569	Arable – Fallow	6.98	17.24
		3284	Arable – Fallow	5.82	14.36
		1698	Arable – Fallow	5.30	13.12
		5202	Arable – Fallow	4.39	10.86
Lot 5 Total:				26.25 Ha	64.87 Ac
		TOTAL AREA:		38.45Ha	95 Ac



Lot 1, 2, 3 & 4



Lot 4 & 5



GENERAL INFORMATION:

Services

Mains water, gas, electric and foul drainage are connected to the House and there has been a three-phase supply of electricity to the farm buildings.

Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale 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. Local electricity lines cross Lot 4 & Lot 5.

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. A public footpath runs along the southern boundary of Lot 1 and Lot 2.

A right of way will be reserved through the homestead for Lot 2 & Lot 3.

Nitrate Vulnerable Zone (NVZ)

The land falls within a NVZ.

Sporting and Mineral Rights

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

Local Authority

Wakefield Metropolitan District Council, Town Hall, Wood Street, Wakefield
Phone: 0345 850 6506

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.

Energy Performance Certificate

Manor Farmhouse is assessed in Band E.

Council Tax

Manor Farm house is assessed in Council Tax Band D.

Fencing

The Purchaser of Lot 1 will be responsible for erecting the boundary fence to Lot 2 and Lot 3.

Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be 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 five 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.

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 for regular email updates.

Agent Contact

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Vendor's Solicitor

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Date of Information

Particulars prepared & Photographs taken – December 2025



Building 21



Building 9,13 & 14



Building 7 & 8

