



**Woodsyde Farm,
Market Weighton, York
4.34 Acres (1.76 Hectares)**



Lot 3

Lot 1

Lot 2



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StephensonsRural

Woodsyde Farm, Market Weighton, YO43 3LA

A unique smallholding offering potential for a range of uses and future development opportunities. Located 1 mile directly north of Market Weighton and 6 miles south east of Pocklington.

The property comprises of 3 lots:

- **Lot 1** - An attractive 4-bedroom detached farmhouse including outbuildings and a large garden.
Guide Price: £550,000
- **Lot 2** - Circa 9,000 sq ft of agricultural buildings offering potential for a range of uses subject to obtaining the appropriate consents.
Guide Price: £150,000
- **Lot 3** – 2.88 acres of agricultural land adjoining the property to the south.
Guide Price: £50,000

Guide Price: £750,000 (The Whole)

SR
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Woodsyde Farm is a wonderful rural property which would suit a range of buyers. The property is unique in that it offers a delightful family home together with a range of agricultural buildings and further agricultural land.

Directions

Take the A1079 from York to Hull. After approximately 15 miles, take the first left at the roundabout at Shiptonthorpe services. Follow Towthorpe Lane (A614) for about 1 mile; follow the road straight on at Londesborough Roundabout and Woodsyde Farm will be immediately on your right. A StephensonsRural sale board will identify the main farm access.

THE FARMHOUSE (LOT 1)

The house is a detached two storey, four bedroom farmhouse built in the 1940's offering wonderful views of the surrounding countryside. The property is of brick construction with a white painted render under a tiled roof. It benefits from oil fired central heating, mains water and electricity and a private septic tank. Externally the property includes a garage, coal house and a large garden to the rear of the property. The house also enjoys stunning views to the south.

Utility

9'11 x 9'1 (3.03 m x 2.78 m)

Quarry tiled floor and units at low level

Kitchen

13'11 x 11'11 (4.23 m x 3.62 m)

Quarry tiled floor, units at low and high level and fitted sink unit.

Pantry

Hall

Checkerboard tiled floor with access to front porch.

Sitting Room

18'1 x 14'3 (5.51 m x 4.35 m)

Carpet Floor, fireplace and French Doors to rear garden.

Dining Room

14'3 x 14'0 (4.35 m x 4.27 m)

Carpet Floor with bay Window

Study Area

Landing

Carpet floor and access to all first floor rooms.

Bedroom 1

14'4 x 13'5 (4.37 m x 4.09 m)

Double Room, carpet floor and fireplace

Bedroom 2

11'0 x 7'6 (3.36 m x 2.28 m)

Double Room with carpet floor

Bedroom 3

14'2 x 10'11 (4.32 m x 3.32 m)

Single Room with wooden floor

Bathroom

With vinyl floor, bath, WC and sink.

Shower Room

Fitted shower and sink unit

Bedroom 4

11'10 x 10'4 (3.61 m x 3.15 m)

Dual aspect double room with carpet floor and fireplace

Woodsyde Farm, Towthorpe Road, Market Weighton, York, YO43 3LA





FARM BUILDINGS (LOT 2)

The Buildings are located to the north east of the dwelling and comprise of a range of traditional brick buildings and portal frame. The Buildings are described in more detail below:

Building 1

28'10 x 14'0 (8.79 m x 4.26 m)

Fertiliser Store – Brick building with fibre cement roof.

Buildings 2

29'5 x 28'10 (8.97 m x 8.79 m)

Calf House – Brick building with fibre cement roof.

Building 3

28'10 x 14'3 (8.79 m x 4.34 m)

Food Store – Brick building with fibre cement roof.

Building 4

44'0 x 28'10 (13.41 m x 8.79 m)

Cattle shed – Brick building with fibre cement roof.

Building 5

71'8 x 53'2 (21.85 m x 16.21 m)

Cattle shed – Steel portal frame building.

Building 6

58'10 x 44'4 (17.92 m x 13.52 m)

Steel portal frame Dutch barn with a solid floor and timber lean-to.

Planning

Class Q Permitted Development has been explored for the potential of converting the existing traditional buildings into three residential dwellings. However, pre-application discussions with the Local Council indicated that a full planning application would be preferable. The current Vendors have not submitted a full planning application.

LAND (LOT 3)

The 2.88 acre field adjoins the property to the south with a separate access off Londesborough Road. The land is classified as Grade 3 on the Agricultural Land Classification.

The land would be ideally suited as a pony paddock or amenity use for the adjacent Woodsyde Farmhouse. Lot 3 is only available if it is purchased with Lot 1 or Lot 2.



GENERAL INFORMATION:

Services

Mains water and electric are connected to the House along with oil-fired central heating. Draining is to a private septic tank. The buildings have access to mains water and electricity.

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 the northern boundary of the buildings.

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. The Vendors' are not aware of any public rights of way crossing the property.

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.

Local Authority

East Riding of Yorkshire Council, Register Square, Beverley, HU17 9BA
Phone: 01482 393939

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

Woodsyde Farmhouse is assessed in Band E.

Date of Information

Particulars prepared & Photographs taken – October 2025
Reference – 23726/JC/JB

Council Tax

Woodsyde Farmhouse is assessed in Council Tax Band E.

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 2 lots. Lot 3 is only available if it is purchased with Lot 1 or Lot 2. 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, Stephenson's Rural & Hornseys 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 and www.hornseys.uk.com for regular email updates.

Agent Contact

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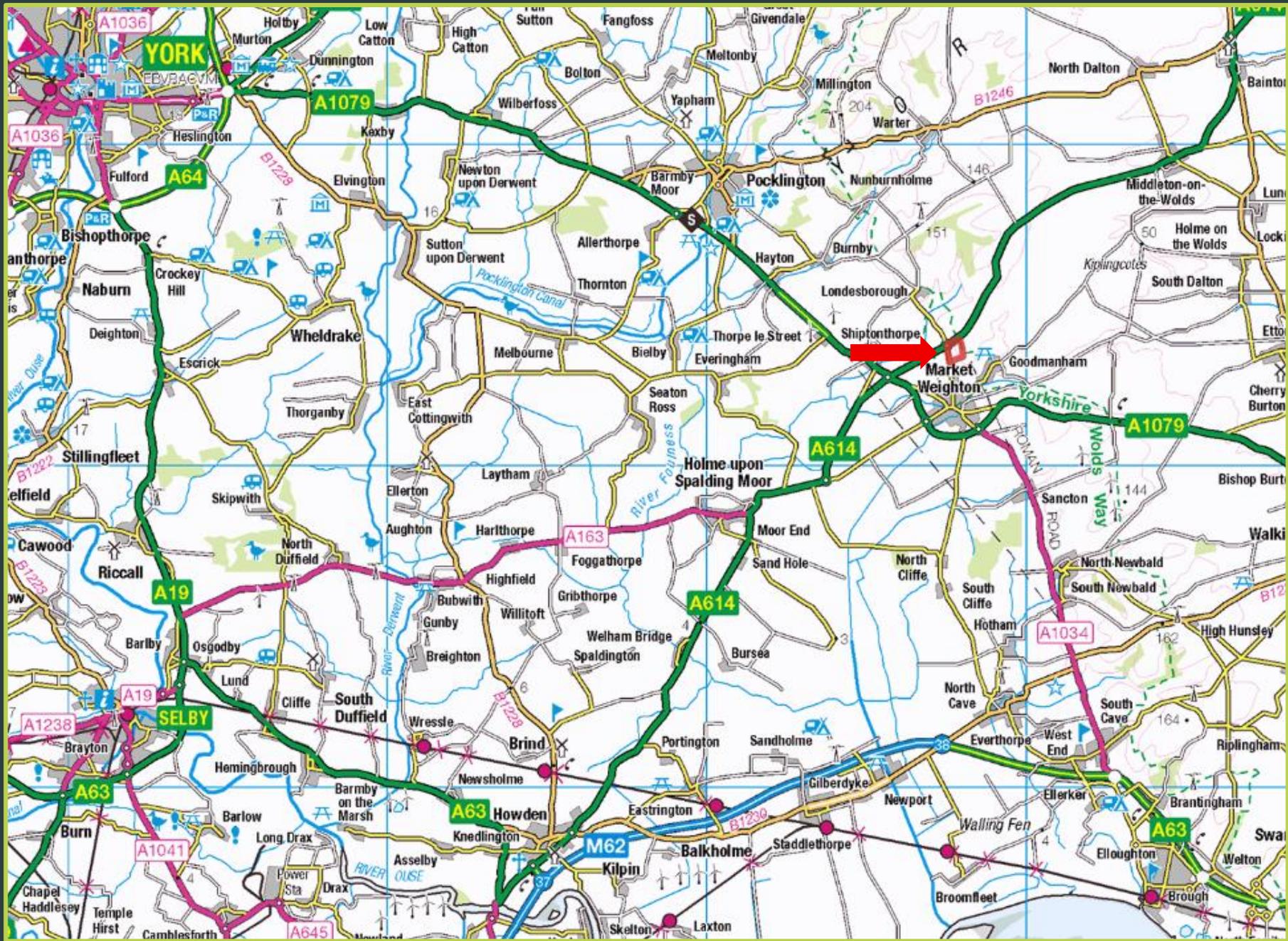
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Important Notice

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. Stephenson's 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 Stephenson's Rural has any authority to make or give representation or warranty whatever in relation to this/these property/properties.





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