



INTRODUCTION

The Michie Group LLP are delighted to bring to the open market an exciting and rare opportunity to acquire Manor House Farm. An attractively presented versatile holding in all extending to 56.71 acres (22.95 hectares) or thereabouts.

Offered for sale as a whole or in three lots, Manor House Farm comprises a traditional principal farmhouse, a substantial barn conversion, a single-storey cottage, and a range of traditional and modern farm buildings all set within approximately 52.21 acres (21.13 hectares) of productive arable land.

GUIDE PRICE

FOR SALE AS A WHOLE - £2,250,000

LOT ONE - £775,000

LOT TWO - £850,000

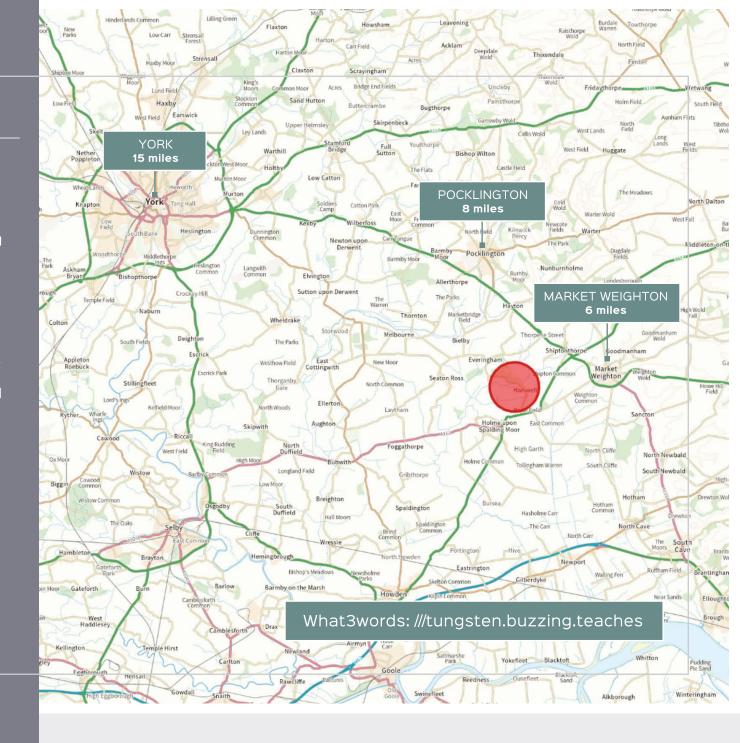
LOT THREE - £625,000

LOCATION & SITUATION

Manor House Farm is a characterful rural property set in the heart of the picturesque East Riding of Yorkshire. Nestled on the edge of the tranquil hamlet of Harswell, this charming holding enjoys a peaceful and private setting well-suited to those with agricultural, equestrian or lifestyle interests.

Despite its privacy and seclusion, Manor House Farm offers convenient access to a range of amenities. The historic market towns of Pocklington, approximately 8 miles away and Market Weighton, around 6 miles away provide an excellent range of shops, schools and other facilities. The property also lies within easy reach of the A1079, offering direct links to the cathedral city of York situated a mere 15 miles to the Northwest.

Commuting is made possible for those needing to travel regionally or nationally by Manor House Farm's close proximity to the M62 and M18 which in turn tie in to the A1 and M1 roadways, enabling effortless travel both to the North and South.











LOT ONE

Manor House Farm Farmhouse & Building extending to approximately 1.26 acres (0.51 hectares)

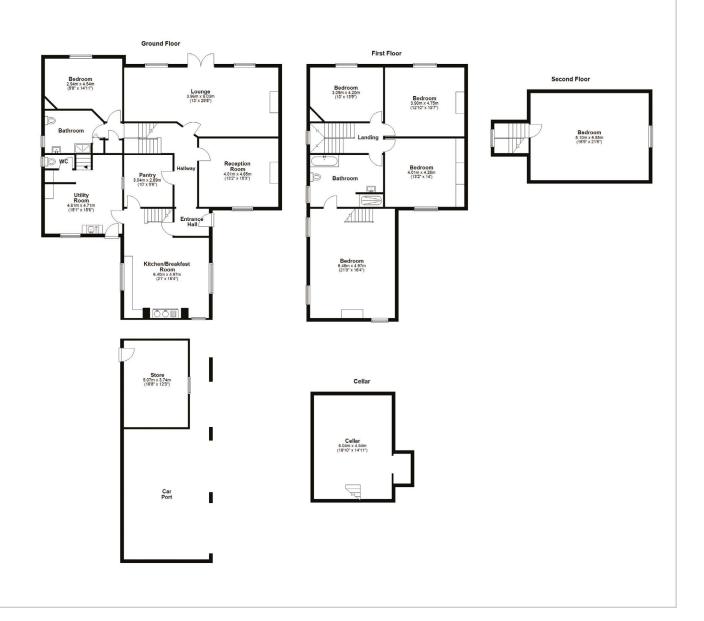
The principal residence at Manor House Farm is an attractive, detached farmhouse of brick construction, arranged over three floors offering well portioned living space and accommodation of six bedrooms full of character and charm. The property is currently run as part of a successful holiday let business but also has huge potential to be a superb family home.

Internally, beyond the entrance lobby, the ground floor benefits from a cozy reception room, with a wood burning stove and a generously sized lounge with an open fire. The fully equipped kitchen complimented by an electric Aga is at the heart with adjoining utility room, downstairs WC, walk in pantry and a staircase leading to a dry cellar. On the half landing is a double bedroom and bathroom.

Upstairs on the first floor, there are four double bedrooms, two of which benefit from a Jack & Jill style bathroom. The adjacent double bedroom features a secondary staircase providing direct access to the kitchen. Up a fixed staircase from the landing a large attic room can be accessed providing a spacious sixth bedroom with scope to be utilised as potentially a home office, hobby room, or simply additional storage.

Externally the farmhouse sits within a predominantly south facing well maintained garden, laid mainly to lawn with a range of mature trees and established borders along with private orchard. Adjoining the farmhouse is a brick-built arched cart shed and external store.

Opposite the farmhouse is a single storey traditional farm outbuilding that has full planning permission to be converted into holiday let accommodation providing an additional diversified income stream to the holding. Prospective purchasers are encouraged to refer to reference number 07/01526/PLF on the East Riding of Yorkshire Council planning portal for further detail.











MICHIE GROUP CHARTERED SURVEYORS AND TOWN PLANNERS

LOT TWO

Manor House Farm Barn, Stable Cottage & Building extending to approximately 3.24 acres (1.31 hectares)

Adjacent to the principal residence is a substantial and tastefully converted former brick-built barn finished to a high standard throughout. The layout has been thoughtfully designed to allow for flexible use, and although currently occupied as one four-bedroom unit, it has the potential to be reconfigured to include a self-contained independent annexe, if required.

Internally the ground floor features a large, well-equipped kitchen with Aga and walk in pantry benefited by an adjoining dining area with a wood-burning stove. Next door there is a generous lounge with an open gated fireplace. As part of the potential independent self-contained annexe arrangement, the conversion has a second ground floor kitchen with living area and separate shower room that could be used independently or in conjunction with the rest of the property.

Upstairs, the first floor boasts substantial landing space, there are four double bedrooms all of good proportion, along with two bathrooms and a study. A secondary staircase allows for one of the bedrooms, bathroom and study to be utilised independently from the rest of the accommodation as part of the self-contained annexe.

Across the gravel courtyard is Manor House Farm Stable Cottage, a well-presented single storey stable block that has been converted and refurbished into an attractive holiday let providing a diversified income stream to the holding.

Stable cottage comprises two double bedrooms, one of which benefits from an en-suite, a spacious open plan kitchen and living area featuring south facing bifold doors that open onto a patio. Adjoining the living space is a dining area, separate shower room and utility room. The layout is simple and efficient.

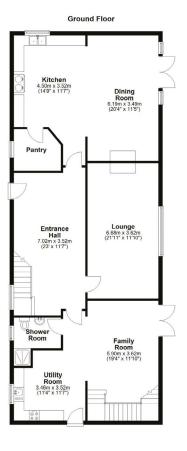
Included within lot two is a steel portal framed general purpose agricultural building with concrete floor and double sliding doors extending to approximately 410 m2 suitable for machinery, implement and equipment storage.

Externally, Manor House Farm Barn is surrounded by an extensive lawned garden that has the potential to be utilised as a small grazing paddock bordered by mature woodland providing amenity and shelter.

Note: Manor House Farm Barn is currently subject to an agricultural occupancy condition, however, a planning application has been lodged to lift this, prospective purchasers are encouraged to refer to reference number 24/03071/VAR on the East Riding of Yorkshire Council planning portal for more detail.

MANOR HOUSE FARM BARN

STABLE COTTAGE















LOT THREE

Land extending to approximately 52.21 acres (21.13 hectares)

The land at Manor House Farm extends to 52.21 acres (21.13 hectares) or thereabouts of predominately productive arable land and pasture. Only to be dissected by the River Foulness, the well portioned block of land is arranged into three primary parcels that are readily accessible and accommodating of modern farm machinery, all year round.

Classified as Grade 3 on the Provisional Agricultural Land Classification Map, the versatile land at Manor House Farm benefits from being farmed and well maintained as part of a wider arable rotation. It is no surprise that the land is capable of producing consistently high yielding combinable and root crops.

The land at Manor House Farm will be free from any environmental scheme upon completion of the sale, therefore, a desiring purchaser if they wish to do so will have the ability to enter into any one of the numerous environmental subsidy schemes available, subject to their status.

The sale will be subject to a holdover provision until the 1st October 2025 as the Vendor will retain the right to harvest the growing crop.





LOT THREE Manor House Farm | YORK



VIEWINGS

Strictly by appointment only.
Please contact selling agents:

Tom Bell MRICS

The Michie Group LLP

Tel: 07504 544875

Email: tom@michiegroup.co.uk

Note: The Vendor is willing to negotiate the inclusion of additional land from lot three with either lots one or two upon request.





PUBLIC RIGHTS OF WAY

There is a public footpath crossing the land at Manor House Farm. Full details can be found on the Local Authority definitive public rights of way map.



MINERAL, TIMBER AND SPORTING RIGHTS

All standing and fallen timber will be included within the sale. The mineral rights and sporting rights are included in so far as they are owned.



EASEMENTS AND WAYLEAVES

The land is sold subject to and with the benefit of all rights of way, water, drainage, watercourses and other easements, quasi or reputed easements and rights of adjoining owners (if any) affecting the same and all existing matters registered by any competent authority, subject to Statute.

Note – The owner of Manor Farm Cottage and St. Peters Church have a right of way over the driveway, paying a proportionate amount to the upkeep of the road.



BOUNDARIES

Boundaries are indicated on the sale plan and the responsibility and maintenance for these will be included within the sale in so far as they are owned.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor the selling agents will be responsible for defining the boundaries nor their ownership.

SERVICES

All properties are serviced by a mains supply of electricity and water whilst drainage is provided by a single shared septic tank.

A total of sixteen solar panels situated on the agricultural shed roof benefit from a very generous Feed-in Tariff. Historically they have generated enough income to pay the annual electricity cost for the entirety of Manor House Farm.

EPC RATINGS

Manor House Farm Farmhouse – EPC Rated E

Manor House Farm Barn – EPC Rated D

COUNCIL TAX

Manor House Farm Farmhouse – Council Tax Band F Manor House Farm Barn – Council Tax Band B

LOCAL AUTHORITY

East Riding of Yorkshire Council

MICHIE GROUP

CHARTERED SURVEYORS AND TOWN PLANNERS

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Regulations, the purchaser will be required to provide proof of identification, proof of residence and proof of funds to the selling agents once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PLANS AREAS & SCHEDULES

These particulars have been prepared as carefully as possible and are based on the information provided by the Vendor and the HM Land Registry information available. These plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not quaranteed.

METHOD OF SALE

Manor House Farm is registered with the HM Land Registry as Title Numbers HS160397 and HS196845 and is offered for sale via the method of private treaty, freehold with vacant possession upon completion, subject to the holdover provision until the 1st October 2025. The Vendor reserves the right to conclude the sale as they wish.

IMPORTANT NOTICE

The Michie Group LLP for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by The Michie Group LLP for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. Dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. The Michie Group LLP, and any person in its employ, does not have the authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by The Michie Group LLP for any error, omission of misstatement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. The Michie Group LLP is the trading name of The Michie Group LLP 5F Linnet Court, Cawledge Business Park, Alnwick, NE66 2GD. These Particulars were prepared in April 2025.











