



# Cundalls

ESTABLISHED 1860

# **QUARRY FARM**

WEELAND ROAD HENSALL NORTH YORKSHIRE DN14 0QE

Hensall Village Centre 0.5 mile, Eggborough 1.5 mile, Selby 8 miles, Goole 7 miles, York 23 miles, A64 2 miles (All distances approximates)

# A WELL EQUIPPED INTENSIVE LIVESTOCK UNIT

Quarry Farm is situated in a semi-rural position on the outskirts of Hensall, North Yorkshire, with convenient access to Weeland Road and excellent links to the A19 and M62. The property comprises a compact agricultural smallholding, including a detached 3/4-bedroom dwelling, a substantial range of modern and traditional agricultural buildings extending to around 22,800 sq.ft, and in all extends to approximately 3.69 acres.

House: Positioned toward the southern end of the holding, the property includes a well-proportioned 3/4-bedroom detached farmhouse providing approximately 1,180 sq.ft of accommodation. The layout comprises: Entrance Hall, Sitting Room, Second Reception Room, Large Dining Kitchen, Utility Room and Ground-Floor Bedroom/Office.

To the first floor are Three Bedrooms and a Family Bathroom.

**Buildings:** A versatile and useful range of agricultural buildings totalling approximately 22,800 sq.ft, including steel portal frame sheds, open-fronted pole barns, livestock housing and secure general-purpose storage buildings. The buildings offer excellent flexibility for livestock, machinery, hay and straw storage, and a range of agricultural or commercial uses, subject to the necessary consents. The buildings would have capacity for approximately 2250 bed and breakfast pigs.

Land: In all, Quarry Farm extends to around 3.69 acres, comprising grass paddocks, orchard areas, gardens, yard and buildings. The grazing land is level and enclosed by a combination of post-and-wire fencing and hedgerows, suitable for livestock, horses or general amenity use. Possible residential/ commercial/ industrial development potential subject to the necessary consents.

FOR SALE BY PRIVATE TREATY

**GUIDE PRICE: £795,000** 

#### **DESCRIPTION / BACKGROUND**

Quarry Farm comprises a well-established and accessible smallholding, situated in a semi-rural position on the southern edge of Hensall village, within easy reach of the A19, M62 and the wider motorway network. The property has been developed over many years into a practical and manageable agricultural unit, combining a comfortable family home with a substantial range of modern agricultural buildings and a block of productive grassland, all extending to approximately 3.69 acres.

The farmhouse provides flexible 3/4-bedroom accommodation suited to family living or those looking to live on site alongside a working yard. To the north of the dwelling lies a particularly useful collection of buildings totalling around 22,800 sq.ft, ranging from steel portal frame livestock accommodation and secure storage units to more traditional pole barns and open-fronted machinery sheds. The yard is well laid out, with good concrete apron areas, generous turning space and direct access from Weeland Road, making the property well suited to livestock keepers, small-scale contractors, machinery storage, or diversified rural enterprises.

The buildings have historically been used for cattle housing and general agricultural purposes, but their scale and flexibility mean they are equally appropriate for hay and straw storage, workshops, small commercial units (subject to planning), or continued livestock and agricultural activity. The adjoining grass paddocks provide useful grazing or turnout land and, together with the sheltered orchard area, contribute both amenity and practical value to the holding. Possible residential/ commercial/ industrial development potential subject to the necessary consents.

Quarry Farm represents a rare opportunity to acquire a compact agricultural property in an increasingly sought-after and accessible location. Holdings of this size, with substantial buildings and a well-proportioned dwelling, seldom come to the market in this area.

#### **LOCATION**

Quarry Farm is situated in a highly accessible semi-rural position on the edge of Hensall, a well-regarded Yorkshire village located between Selby, Goole and Pontefract. The property occupies a convenient setting just off Weeland Road (A645), providing excellent access to the major regional transport routes, whilst still enjoying an attractive outlook over adjoining farmland.

Hensall itself is a popular and well-served village offering a range of everyday amenities including a primary school, village hall, church, public house and regular rail services on the Pontefract—Goole line. Further facilities are available in the nearby settlements of Eggborough, Snaith and Whitley, with a comprehensive range of services, supermarkets and employment centres found within the larger towns of Selby, Goole and Pontefract.

The property is ideally located for commuters and agricultural businesses alike. The M62 (Junction 34) lies only a short distance to the south, providing fast connections to the A1(M), M18 and M1, making the area particularly attractive for those needing direct access across Yorkshire, Humberside and the wider motorway network. The city of York is around 30 minutes by road, with regular mainline rail services onward to London, Leeds, Newcastle and Edinburgh.





#### HOUSE

The residential accommodation at the property is provided by a detached dwelling of traditional brick construction under a pitched tiled roof, benefiting from UPVC double glazing and oil-fired central heating. The house offers well-proportioned and versatile family accommodation arranged over two floors.

The accommodation comprises:

### **Ground Floor**

## **SITTING ROOM** - 14'10" x 10'11" (4.53m x 3.34m)

A bright, front-facing reception room with a large bay window, a feature fireplace housing a multifuel stove, picture-rail detailing and ample space for seating. Radiator.



# **DINING KITCHEN** - 15'9" x 14'1" (4.79m x 4.30m)

A spacious family kitchen with ample dining space. Fitted with a range of wall and base units, solid wood-effect worktops, tiled splashbacks and an inset stainless-steel sink. Space for freestanding appliances, including dishwasher, cooker and fridge freezer. Dual-aspect windows provide excellent natural light. Ceiling fan/light and rear access door to the garden.

# **SECOND SITTING ROOM / SNUG - 11'8" x 11'0" (3.55m x 3.36m)**

A flexible second reception room currently used as a lounge/study, with attractive feature wallpaper, electric fire and a large bay window to the front elevation. Radiator.

### **UTILITY ROOM** - 10'11" x 4'2" (3.33m x 1.27m)

Useful utility space with plumbing for washing machine, tiled floor and internal storage provision. Window to side elevation.

### BEDROOM FOUR / OFFICE - 10'11" x 7'5" (3.34m x 2.26m)

A versatile ground-floor bedroom or home office with window overlooking the garden. Ideal for multi-generational living or work-from-home use. Radiator.



#### First Floor

# BEDROOM ONE - 13'9" x 10'10" (4.19m x 3.31m)

A generous double bedroom with large window and pleasant views over the front garden. Ample space for wardrobes and bedroom furniture. Radiator.

# BEDROOM TWO - 12'0" x 11'0" (3.65m x 3.35m)

A further double bedroom with window to the front elevation. Radiator.

# **BEDROOM THREE - 7'10" x 7'5" (2.40m x 2.27m)**

A single bedroom or nursery with rear-facing window. Radiator.

# BATHROOM - - 7'9" x 5'5" (2.37m x 1.65m)

Fitted with a modern white bathroom suite comprising corner shower enclosure, WC and wash basin. Tiled floor, part-panelled walls and frosted windows providing natural light. Radiator.

#### **BUILDINGS**

One of the main features of Quarry Farm is the excellent range of agricultural buildings, extending to approximately 22,800 sq.ft (2,118 sq.m) in total.

The yard is accessed through large double gates leading into a partially concrete yard, which has been utilised to provide livestock housing for a calf to beef system with capacity for up to 250 head of cattle. The buildings would have capacity for approximately 2250 bed and breakfast pigs.

The buildings may offer potential for alternative uses, subject to consents, or provide a superb modern storage space for a variety of agricultural uses, including livestock housing, produce and machinery storage.

The buildings comprise as follows:

Building I – General Purpose / Livestock Building - Approx. 4,377 sq.ft (406.6 sq.m)

A substantial steel portal frame building with full-height construction, concrete panel walls and Yorkshire boarding above. Fibre-cement roof. Open-fronted feeding face and suitable for livestock housing, straw storage or general agricultural use. Currently used for feed storage and cattle housing.

Building 2 – General Purpose / Livestock Shed -Approx. 3,932 sq.ft (365.3 sq.m) Steel frame building with concrete floor and part Yorkshire boarding. Ideal for cattle housing, straw, workshop space or machinery storage. Good access onto the central yard.

Building 3 – General Purpose / Livestock Shed - Approx. 2,680 sq.ft (249.0 sq.m) Wide-span concrete panel clad shed of steel frame construction with concrete base. Well-suited for livestock, implement storage or hay and straw.

Building 4 – Covered Yard / Lean-to Range - Approx. 5,658 sq.ft (525.5 sq.m)

Large covered area positioned to the centre of the yard, with a mixture of open and enclosed bays. Suitable for livestock handling, covered feed yards, or general-purpose storage.

**Building 5 – General Purpose / Livestock Shed - Approx. 3,188 sq.ft (296.2 sq.m)** building 5 is of a pole barn construction structure with hardcore floor, and open sides. Historically used for livestock accommodation with potential for pens, creep areas or feed storage.

Building 6 – Secure Store / Workshop - Approx. 1,890 sq.ft (175.59 sq.m)
Block and steel and steel portal frame construction with enclosed elevations. Ideal for workshop use, tack room, tool store or secure equipment housing. Roller-shutter style access.

Building 7 – Pole Barn / Field Shelter - Approx. 1,090 sq.ft (101.2 sq.m)

Traditional timber pole construction with metal-clad roof. Useful as a loose housing

Traditional timber pole construction with metal-clad roof. Useful as a loose housing area, clad with concrete panels and currently housing Cattle





#### **LAND**

In all, Quarry Farm extends to approximately 3.69 acres (1.49 hectares).

The land lies to the north and east of the farmstead and comprises a block of level, productive grassland, together with orchard areas, gardens, the main yard and the extensive range of agricultural buildings. The grass paddocks provide useful grazing for livestock or horses and are well suited to small-scale agricultural, equestrian or amenity use.

The land is largely ring-fenced, with defined boundaries of post and wire fencing and established hedgerows, giving shelter and privacy. The paddocks are readily accessible from the central yard, making the holding practical and manageable for day-to-day operations.

### **SOIL TYPE**

The soils in this locality are typically loamy and clayey soils over soft sedimentary rock, capable of supporting pasture, general livestock use and grass cropping. These soils are often associated with mixed farming and perform well under permanent grass.

### LAND CLASSIFICATION

The land is shown on the Natural England Land Classification maps as being Grade III.







#### **GENERAL INFORMATION - REMARKS & STIPULATIONS**

#### **BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES**

The land has been registered with the Rural Payments Agency for entitlements to the Basic Payment Scheme. The entitlements are now de-linked and are not able to be transferred. The land is not in any environmental schemes.

### **EASEMENTS, RIGHTS OF WAY & WAYLEAVES**

The property is sold subject to and with the benefits of all existing rights of way, water, light, drainage and other easements attaching to the property whether mentioned in these particulars or not. There are no footpaths or bridleways crossing the property.

#### **DEVELOPMENT CLAWBACK**

The property is sold subject to a development claw-back/ overage for a period of 10 years, whereby 20% 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.

#### **BOUNDARIES**

The vendors will only sell such interest as they have in the boundary fences and hedges etc. All boundaries and areas are subject to verification with the title deeds.

#### **SPORTING, TIMBER & MINERAL RIGHTS**

Sporting, mineral and timber rights are in hand and included in the sale.

#### **METHOD OF SALE**

The property is being offered for sale by private treaty as a whole. The sale of the property is being handled by Tom Watson FRICS FAAV and Stephen Dale Sunley. Anyone with queries of the sale process should contact the agents Malton office on: 01653 697 820 or email: <a href="mailto:tom.watson@cundalls.co.uk">tom.watson@cundalls.co.uk</a> / Stephen.dale-sunley@cundalls.co.uk

#### **GENERAL INFORMATION**

Services: Mains electric. Mains water. Septic tank drainage. Solar panels. Oil fired

central heating.

Council Tax: Band E

EPC: Available to inspect at agents Malton office. Planning: North Yorkshire Council. 01609 780 780.

Tenure: The property is Freehold and vacant possession will be given upon completion.

Viewing: Strictly by appointment with the agents' office in Malton, 01653 697 820

Postcode: DNI4 0QE

#### NOTICE:

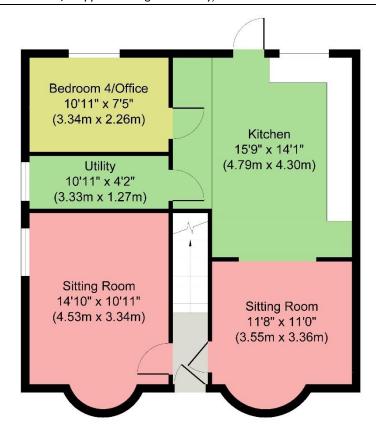
Details prepared November 2025. Photographs November 2025

All measurements are approximate. The services as described have not been tested and cannot be guaranteed. Charges may be payable for service re-connection. The property is brought as seen. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.





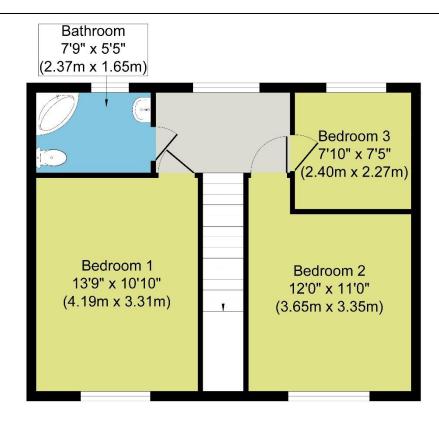




Ground Floor Approximate Floor Area 670 sq. ft (62.22 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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First Floor Approximate Floor Area 514 sq. ft (47.75 sq. m)

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