

CLUBLEYS

Moatfield Farm, Willitoft Road, Spaldington DN14 7NH

For Sale by Informal Tender

Guide Price £300,000



LOCATION

Moatfield Farm is located on the outskirts of the rural village of Spaldington, lying approximately 3 miles north from the market town of Howden and 14 miles south of York.

Howden offers local shopping facilities, supermarkets, doctors surgery, dentist, primary school, a secondary academy and Howden Minster. There is a main-line rail station at Howden with regular services to London Kings Cross, Leeds, York and Hull.

DESCRIPTION

A rare and exciting opportunity to purchase a potential development site on the outskirts of the idyllic village of Spaldington (subject to the necessary planning consents).

The property comprises a single residential dwelling, a range of farm buildings and grass paddock, all within 2.89 Acres (1.17 Hectares).

THE BUNGALOW

A detached brick built property under a pitched tiled roof with lawned garden areas to the front and rear.

In need of either complete modernisation and refurbishment, or demolition and rebuild (subject to the necessary planning consents).

Outhouse Veranda 5.60m x 3.01m

Kitchen 5.43m x 3.63m
Plumbing to north wall. Open fireplace. 2 x central heating radiators.

Front Room 3.65m x 3.65m plus Walk-in-Bay Window
Open fire with tiled hearth and surround.

Wet Room 2.44m x 1.96m
Part-tiled walls, low flush WC, pedestal wash hand basin, walk in shower.

Hallway 4.45m x 1.19m

Bedroom 3.65m x 3.63m
Radiator. Including ensuite with low flush WC and wall mounted wash hand basin.

Bedroom 3.66m x 3.64m plus Walk-in-Bay Window
Open fireplace.

Open Staircase

Attic Room 3.67m x 3.15m
Boarded out with uPVC window.

THE BUILDINGS

The Old Boar House 7m x 21m
Block built under a steel profile sheet roof

Block Building 8m x 25m
Block built under a steel profile sheet roof

The Old Mill House 5m x 12m
Block built under a corrugated sheet roof

The Old Scrape Out Yard and Fattening House 8m x 30m
Block built under asbestos sheet roof

Fold Yard 14m x 16m
Part block with part timber cladding under a corrugated sheet roof. Concrete floor

Open Fronted Yard 13m x 24m
Steel framed under a corrugated sheet roof. Concrete floor

Pole Barn 9m x 14m plus 4m x 5m
Timber pole barn under a steel profile sheet roof. Part block walls, concrete floor

Workshop 8m x 20m
Part block with part steel profile sheet cladding under a steel profile sheet roof, with roller shutter door.

Timber Shed 8m x 21m
Timber clad under a steel profile sheet roof

Old Pens 8m x 18m
Block built

The Old Farrowing House 9m x 18m
Block built under a corrugated sheet roof

THE LAND

A single grass paddock extending in total to approximately 1.48 Acres (0.60 Hectares) or thereabouts.

The soil type is Foggathorpe 2 series, being a slowly permeable stoneless clayey and fine loamy over clayey soil, suitable for cereals and grassland with stock rearing.

The land is currently used for agriculture but may be suitable for other uses including equestrian, amenity or leisure, subject to obtaining the necessary consents.

The land has road frontage to and separate access from Willitoft Road.

ACCESS

The property fronts onto and is accessed from Willitoft Road, which joins Wood Lane / Tottering Lane to the north and Spaldington Road to the south.

SERVICES

The property benefits from mains water and electricity connections.

Interested parties should make their own enquiries regarding the availability of services and should satisfy themselves that there are sufficient services available, and that connections can be achieved.

TENURE

The Property is offered Freehold with Vacant Possession.

SPORTING & MINERAL RIGHTS

Sporting rights and mineral rights insofar as they are owned are included in the sale.

WHAT3WORDS

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ENERGY PERFORMANCE RATING

The Bungalow has an energy performance Rating of E

RESERVED RIGHTS

We are not aware of any rights reserved which affect the property.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

We are not aware of any Rights of Way, Wayleaves or Easements which affect the property. However, the land is sold subject to and with the benefit of all existing Rights of Way, Easements and Wayleaves whether referred to in these particulars or not.

DEVELOPMENT CLAUSE

The vendors will retain an overage provision over the property for 25% of any uplift in value arising from the granting of planning consent for additional residential development over and above the existing dwelling (The Bungalow or its replacement by a single property). This overage will apply for a period of 30 years from the date of completion.

LOCAL AUTHORITY

East Riding of Yorkshire Council

METHOD OF SALE

The land is offered for sale by Informal Tender, with a tender deadline of 12 noon on Thursday 13th November 2025.

All tenders should be submitted to the Agent's Market Weighton office in a sealed envelope marked 'Tender - Moatfield Farm before the Tender deadline or as an attachment to an email addressed to e.raine@clubleys.com headed 'Tender - Moatfield Farm'.

GUIDE PRICE

The property is offered with a guide price of £300,000.

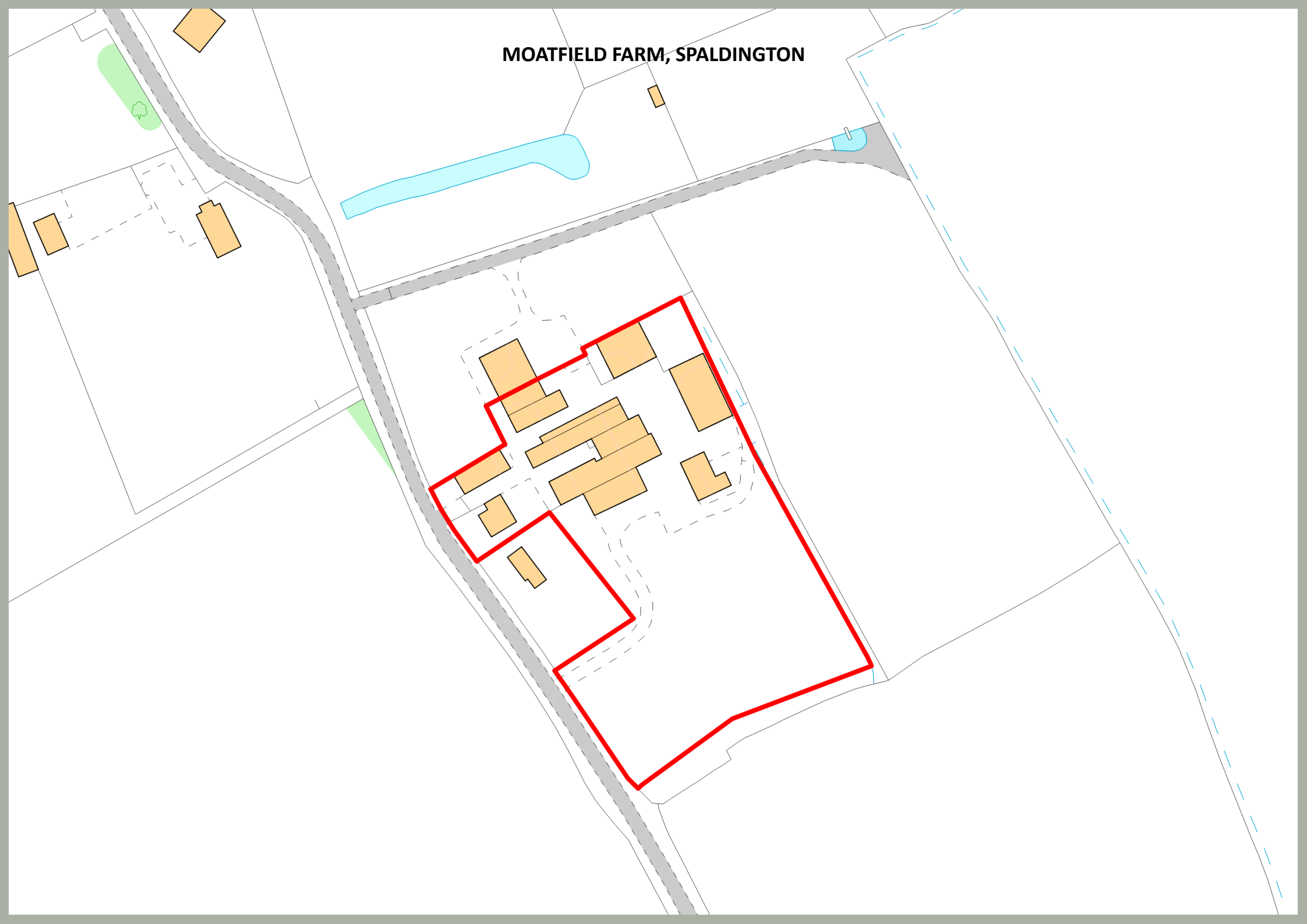
VIEWINGS

Viewings are strictly by appointment only, with appointments being made via Clubleys' Market Weighton office:

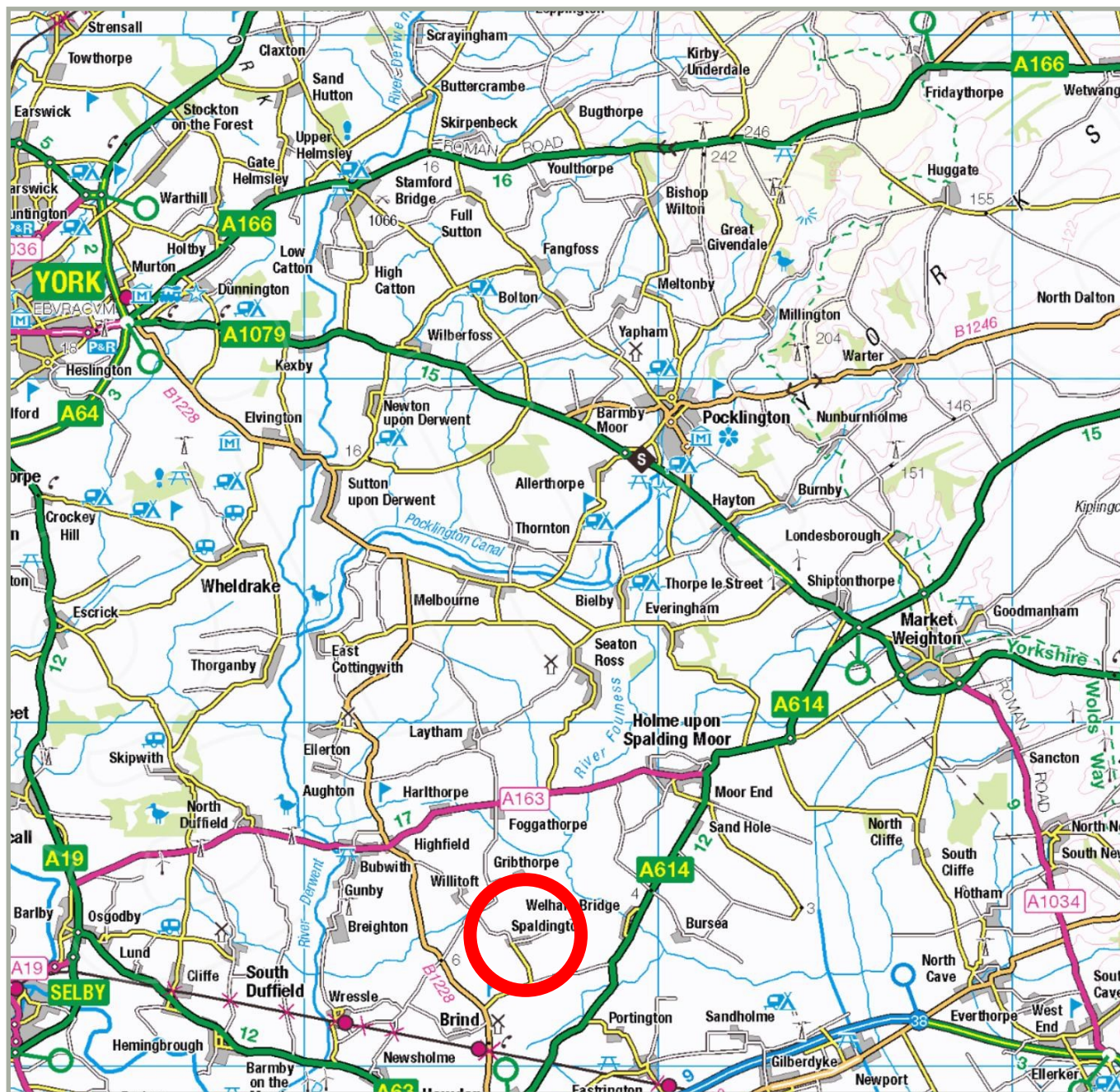
Tel: 01430 874000



MOATFIELD FARM, SPALDINGTON



LOCATION PLAN



Clubleys give notice that 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 or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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