

DDM

AGRICULTURE



HOLMEFIELD, ASSELBY

GOOLE, EAST YORKSHIRE, DN14 7HE

3.51 ACRES OF LAND & OUTBUILDINGS WITH DEVELOPMENT POTENTIAL

HOLMEFIELD, ASSELBY GOOLE, EAST YORKSHIRE DN14 7HE

(Howden 2 miles, Selby 10 miles)

An attractive and well-presented detached two bedroom bungalow set within approximately 3.51 acres (1.42 hectares) along with a range of outbuildings offering potential for further development, subject to obtaining the necessary planning consents.

**FOR SALE AS A WHOLE BY INFORMAL TENDER
BEST & FINAL OFFERS NO LATER THAN
12 NOON FRIDAY 20 NOVEMBER 2026**

Selling Agents

DDM Agriculture
Bishops Manor, Market Place
Howden, DN14 7BL

Tel: 01430 331333

Ref: Tori Heaton

E-mail: tori.heaton@ddmagriculture.co.uk



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Location

Holmefield is situated on the north side of Main Street, within the highly sought-after village of Asselby, in the East Riding of Yorkshire. The property enjoys an attractive rural setting, surrounded by open countryside with far-reaching views, whilst being conveniently located approximately 2 miles west of the market town of Howden.

The property also benefits from easy access to the M62, providing excellent transport links to Hull, Leeds, York and the wider motorway network.

Introduction

The property offers an exciting opportunity to acquire a detached, two-bedroom brick-built bungalow, set within approximately 3.51 acres and benefiting from a range of outbuildings.

The bungalow itself offers potential for extension, whilst the wider site may offer scope for further development, with part of the property lying within the development limits for Asselby, subject to obtaining the necessary planning consents. Alternatively, the property would be ideally suited to an equestrian or lifestyle purchaser wishing to take advantage of the land and outbuildings.

Bungalow & Buildings

Known as 'Holmefield', the bungalow provides well-proportioned accommodation comprising two double bedrooms, a bathroom, separate shower room, spacious living room, dining room and kitchen.

The property benefits from an attached single garage with an up-and-over door, together with two additional single-storey outbuildings: one of prefabricated construction and the other a brick-built, four-bay, open-fronted building.

The Land

There is a total of approximately 2.70 acres of Grade 1 grassland situated to the rear of the property. The land is generally level and regular in shape, with boundaries comprising post and rail fencing and mature hedging.

Viewing

The property may be viewed by prior appointment with the Selling Agents in the Howden office on 01430 331333, or the Brigg office on 01652 653669.



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Services

The bungalow benefits from oil-fired central heating and a connection to mains water, drainage and electricity.

Development Potential

The property offers an exciting opportunity for purchasers seeking future development potential, with part of the site lying within the defined development limits of Asselby. The site offers potential for natural infill development alongside existing established residential properties, with scope to create well-proportioned dwellings set within generous plots. Any development would remain subject to obtaining the necessary planning permissions and other statutory consents.

Development Clause / Overage

The property is offered for sale subject to an overage provision, under which the Seller will be entitled to 30% of any uplift in the value of the property arising from the grant of planning permission for a change of use or additional residential development. The overage will apply for a period of 30 years from the date of completion.

Energy Performance Certificate (EPC)

The EPC rating is D

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax

East Riding of Yorkshire Council Council Tax Band: 'D'

Council Tax payable 2026/2027: £2429.61



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Plans, Areas & Schedules

Plans attached to these particulars are based on the Ordnance Survey National Grid and are for reference only. Buyer(s) will be deemed to have satisfied themselves of the boundaries of the land.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis; however, the Buyer(s) shall indemnify the Seller for any VAT which may subsequently be payable.

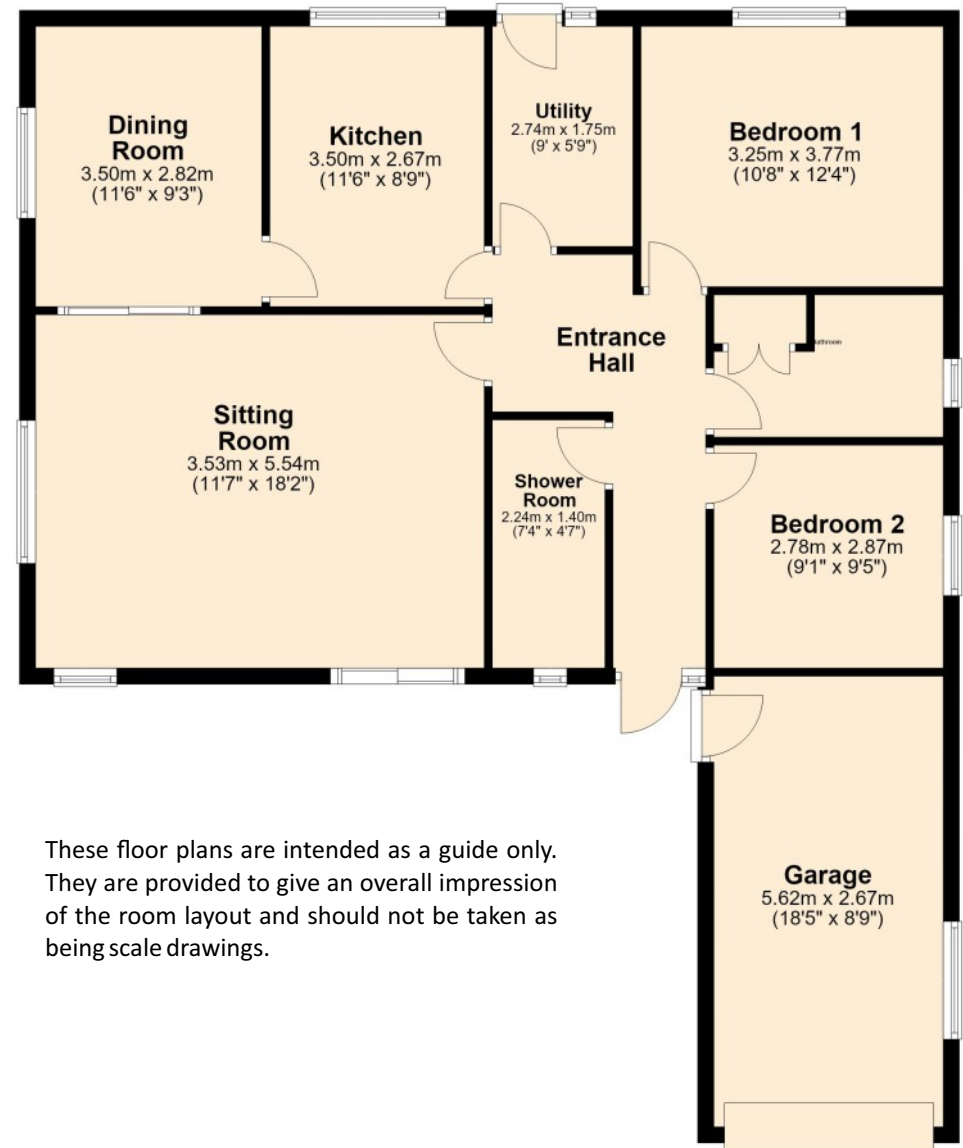
Method of Sale

The property is offered **for sale as a whole** by Informal Tender. Best and final offers may be submitted no later than 12 noon on Friday 20 November 2026. The Seller does not undertake to accept the highest, or indeed any offer, but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked '**Holmefield Tender**'.
6. Submitted no later than **12 noon on Friday 20 November 2026**.

To avoid the duplication of offers, it is suggested that any offer submitted should be for an uneven amount of money. Furthermore, escalating bids or offers made by reference to other bids are not acceptable.

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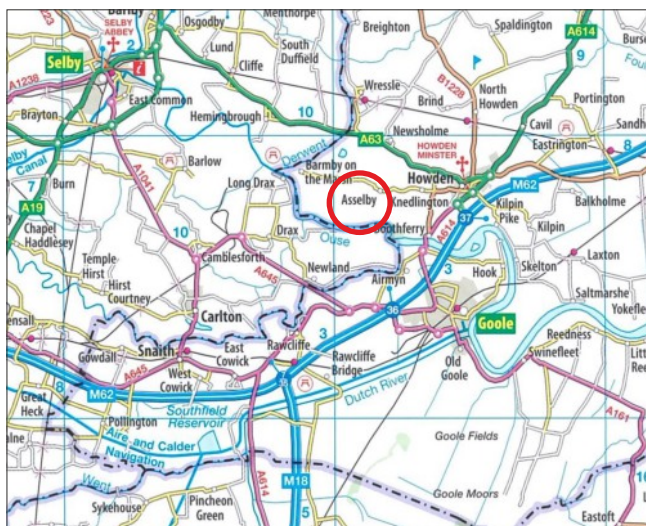
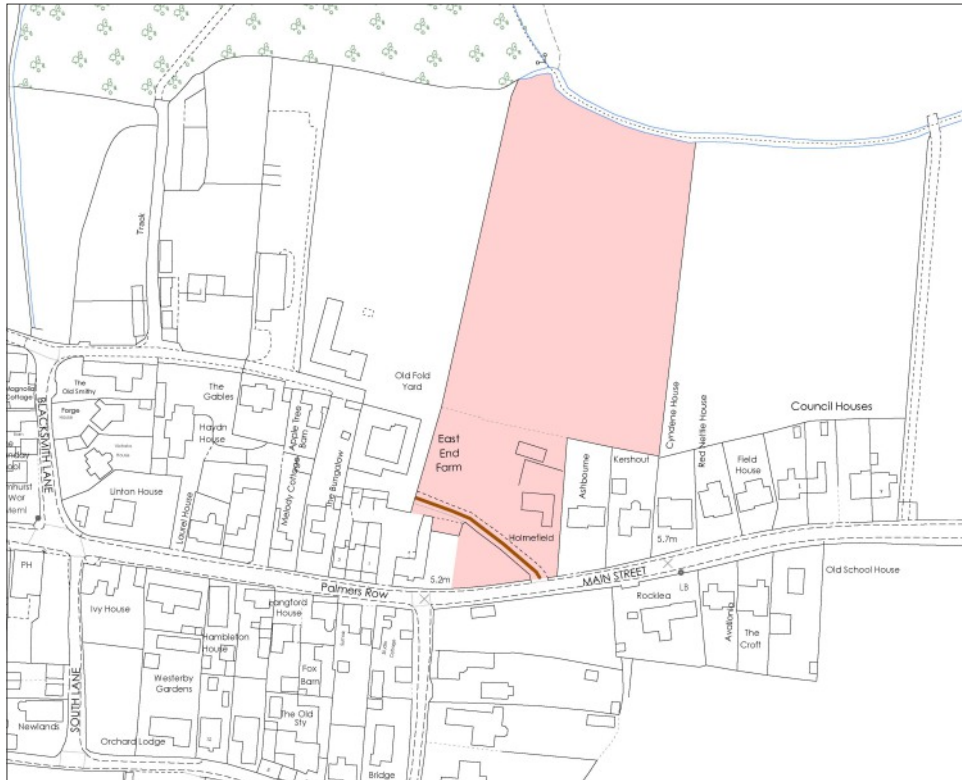


These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

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Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that: (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.

(ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.

(iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.

(iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.



Ref: TH/MFB/HO-25/096

Date: 07 October 2026