Acey Farm, Acey Lane, Preston, Hull, East Yorshire, HU12 8TN

LEONARDS

SINCE 1884

- **Smallholding Totalling c. 3.01 ha (c. 7.44 acres)**
- **Located at Acey Lane off Staithes Road, West of Preston, Hull**
- **Buildings may have possibility of conversion to annexe or holiday let (stp)**
- **Three Bedroom Detached Farmhouse with Range of Outbuildings**
- **Stabling for up to 10 horses.**
- **Excellent Oppotunity**
- **Three Paddocks Totalling c. 2.72 ha (c. 6.72 acres)**
- **House in Need of Upgrade and Modernisation**

The property lies in open countryside approximately 1 mile west of Preston village and conveniently situated 5 miles east of the centre of the city of Kingston-upon-Hull. It comprises of a registered smallholding extending to approximately 7.44 acres (3.01 ha) and includes a detached three bedroom traditional brick rendered farmhouse in need of refurbishment and modernisation, together with former stock buildings, stabling and barn having potential for conversion, subject to the usual consents and approvals. There are three grass paddocks extending to c. 6.74 acres (2.73 ha).

The property is registered with DEFRA and has a County Parish Holding (CPH) Number.

Offers Over £400,000

Location
Acey Farm is located on Acey Lane, north of Staithes Road to the West of Preston near Hull. The surrounding area includes residential properties and a commercial yard interspersed with agricultural land with the property having both northern and southern aspects. Via Staithes Road there is easy access to Hull Road, Saltend and Hull, leading ultimately to the M62. To the east Staithes Road provides access to Preston where there is a pub, a couple of restaurants, a butcher and barber shop.

What3Words: ///organ.heavy.vines

Farmhouse Accommodation
The accommodation is arranged over two floors and includes:

Kitchen
13' x 13' 11" (3.96m x 4.24m)
The kitchen is approached via a covered porch and includes shaker style fitted base wall and drawer units complimented with granite effect work surfaces with tiled splash back and inset stainless steel sin. There is an integrated electric oven, four plate ceramic hob with extractor hood over, the kitchen having a tiled floor. Additionally there is a Westwood solid fuel stove, off the kitchen there is a small utility/pantry with plumbing for an automatic washing machine.

Lounge
18' 9" x 13' 6" (5.72m x 4.11m)
Having a solid fuel stove set within a brick inglenook with timber over mantel.

Snug/Cloak Room
5' 3" x 7' 2" (1.60m x 2.18m)
Accessed from the lounge.

Front Entrance Hall
5' 2" x 10' 1" (1.57m x 3.07m)
Approached from a UPVC front entrance door and having turned stairs leading to the first floor, under stairs cupboard with quarry tiled floor.

Dining Room
144" x 156" (12' 0" x 13' 0")
Having open fire with brick surround and wooden mantel (presently boarded), laminated floor.

Bathroom
63" x 86" (5' 3" x 7' 2")
Approached from a half-landing, with three piece white suite being fully tiled and with extractor fan.

Bedroom 1
11' 11" x 13' (3.63m x 3.96m)
Having laminated boarded floor.

Bedroom 2
13'8" (min) x 13'1" (max) (4.17m (min) x 3.99m (max))
(max - Again with laminated floor and separate linen store/ hot water cylinder leading to.

Bedroom 3
13' 5" x 14' (4.09m x 4.27m)
Also with laminated floor.

House Garden
Garden to the south of the house, includes lawn secluded by trees.

House Outbuildings
Rear yard with access to front garden. Coal and log house. Brick former aviary. Attached brick and tile lean-to garage with power and light (3.3 m x 5.6 m).

Paddocks/Land
The property includes three paddocks. Paddock 1 (North) c. 1.26 ha (c. 3.11 acres). Paddock 2 (South) c. 0.57 ha (c. 1.41 acres). Paddock 3 (West) c. 0.90 ha (c. 2.22 acres) . The vendor reserves the right to take hay off these paddocks for the 2026 season.

Timber Stable Block
33' 10" x 12' 2" (10.31m x 3.71m)
Three stables with concrete floor and profile roof. Water tap with concrete plinth.

20 foot steel container

Livestock Building 1
26' 3" x 12' 2" (8.00m x 3.71m)
Open livestock building, block plus fibre cement roof with four bays.

Livestock Building 2
20' 4" x 39' 10" (6.20m x 12.14m)
Block + pole barn with profile + steel sheet roof. Earth floor and small enclosed yard.

Livestock Building 3
16' 3" x 39' 10" (4.95m x 12.14m)
Brick + block cattle building. Concrete floor.

Barn/Tool Store
18' 1" x 30' 2" (5.51m x 9.19m)
Brick buttress walls, corrugated iron roof, concrete floor. Attached cow house/piggeries (5.50 m x 18.30 m). Subject to usual consents and approvals, possibility of converting to a separate annexe or holiday let.

Fold Yard
Concrete surface.

East Stable/Stalls
72' 2" x 14' 5" (22.00m x 4.39m)
7 x stables/stalls. Brick with corrugated iron roof, concrete floor.

Barn
52' 2" x 20' 8" (15.90m x 6.30m)
Steel trussed open bay barn with corrugated fibre cement roof and concrete floor.

Open Stores
12' 6" x 18' 8" (3.81m x 5.69m)
Block construction with profile mono-pitch roof and water trough.

Former Railway Carriage

Former Pig Stalls
74' 10" x 18' 1" (22.81m x 5.51m)
6 x pig stalls. Block rendered with double pitch asbestos roof and concrete floor and 6 small stalls opening to yard.

Services
The property is connected to mains, water, electricity and telephone. Foul drainage is to a septic tank. The present system does not conform with the General Binding Rules for small sewerage discharges (SSDs). The vendor has agreed to install a new compliant system prior to the completion of the sale.

Tenure and Possession
The property is available freehold. It is anticipated that vacant possession will be granted on completion.

Outgoings
From internet enquiries via the GOV.UK website the property has been placed in Band E fro council tax purposes. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate
The EPC rating is G (8).

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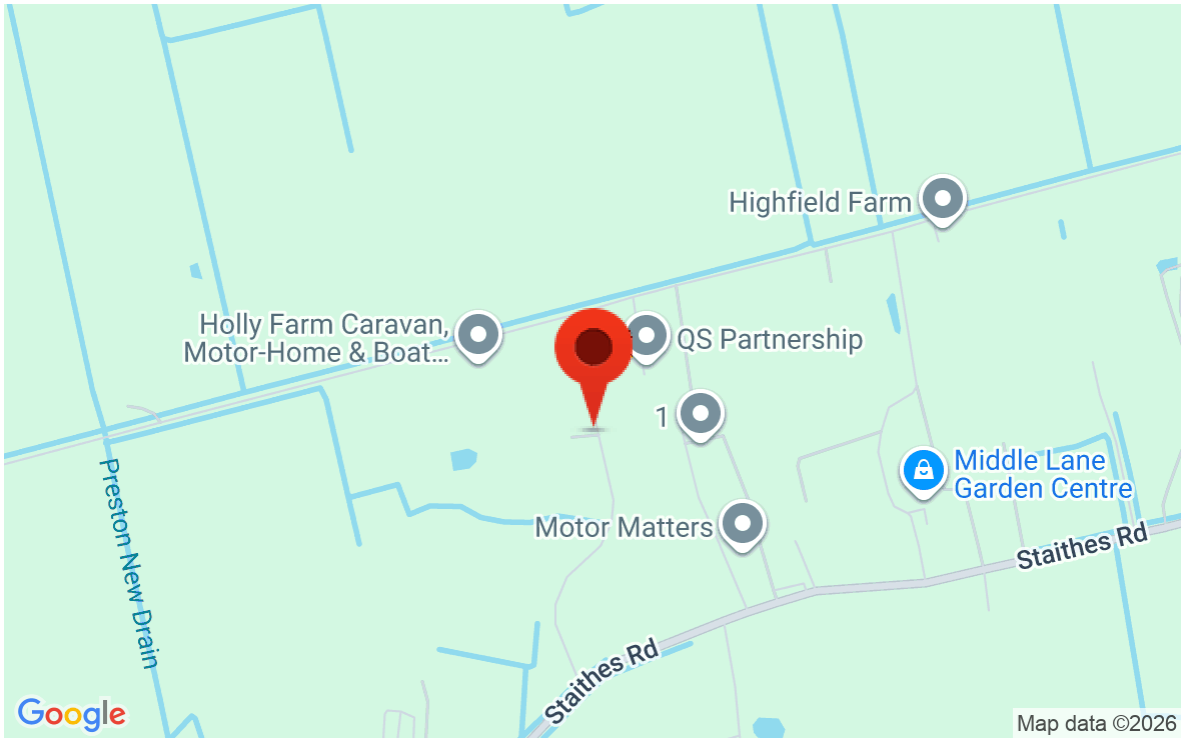
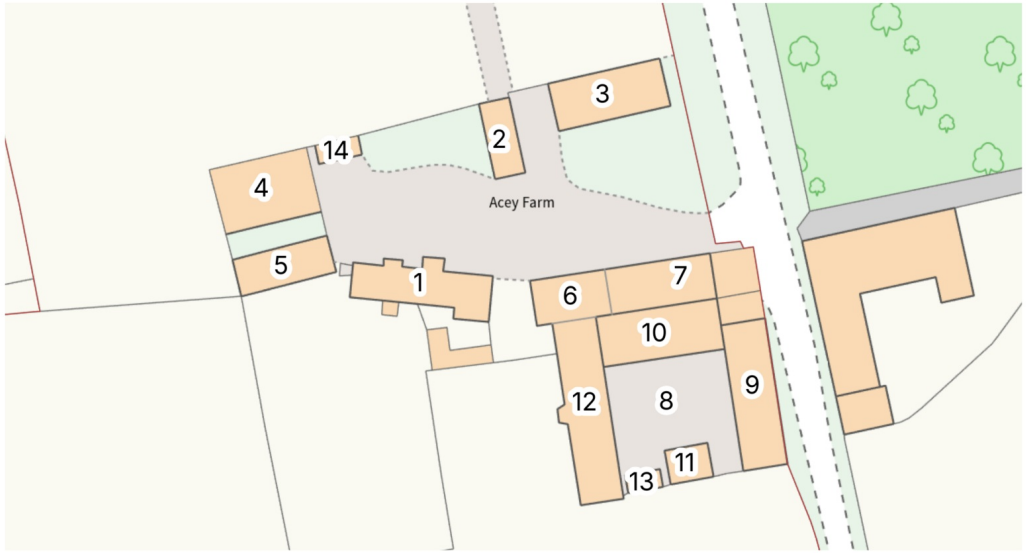


Farm Buildings

The farm buildings are approached directly from Acey Lane, in part over a concrete and stoned yard which includes a 20ft steel container.

Acey Farm - Buildings

Land App



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Leonards 2026

10 m
Scale 1:448 (at A4)

N

Acey Farm, Preston

Land App

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Leonards 2026

50 m
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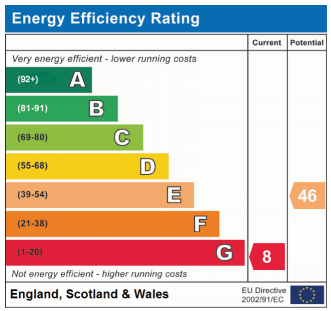
Ground Floor

First Floor



Address: Acey Lane, Preston, Hull

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