

# HORNSEYS

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: [sales@hornseys.uk.com](mailto:sales@hornseys.uk.com)

[www.hornseys.uk.com](http://www.hornseys.uk.com)



**£750,000**

## Woodsyde Farm Towthorpe, Market Weighton, York, YO43 3LA

Woodsyde Farm is a wonderful rural property which would suit a range of buyers. The property is unique in that it offers a delightful family home together with a range of agricultural buildings and further agricultural land.

A smallholding totalling 4.34 acres (1.76 hectares) offering potential for a range of uses and future development opportunities. Located 1 mile directly north of Market Weighton and 6 miles south east of Pocklington.

The property comprises of 3 lots:

Lot 1 - An attractive 4-bedroom detached farmhouse including outbuildings and a large garden. Guide Price: £550,000

Lot 2 - Circa 9,000 sq ft of agricultural buildings offering potential for a range of uses subject to obtaining the appropriate consents.  
Guide Price: £150,000

Lot 3 – 2.88 acres of agricultural land adjoining the property to the south. Guide Price: £50,000

Guide Price: £750,000 (The Whole)



## MARKET WEIGHTON

Market Weighton is a growing, increasingly popular market town situated on the edge of the Yorkshire Wolds overlooking the Vale of York and is central for York, Hull, Beverley and the M62 motorway. The towns ample amenities include schools, churches, doctors' surgery, dental surgeries, public houses, high street shops and supermarkets, one with a filling station. Sports and leisure facilities are well catered for with a sports centre, bowling green, tennis courts and nearby golf and polo clubs. The nearest railway station is in Brough and there is a regular bus service to a wide variety of destinations.

## THE FARMHOUSE (LOT 1)

The house is a detached two storey, four bedroom farmhouse built in the 1940's offering wonderful views of the surrounding countryside. The property is of brick construction with a white painted render under a tiled roof. It benefits from oil fired central heating, mains water and electricity and a private septic tank. Externally the property includes a garage, coal house and a large garden to the rear of the property. The house also enjoys stunning views to the south.

### Utility

*3.03m x 2.78m (9'11" x 9'1")*

Quarry tiled floor and units at low level.

### Kitchen

*4.23m x 3.62m (13'10" x 11'10")*



Quarry tiled floor, units at low and high level and fitted sink unit.

### Pantry

## Hall



Checkerboard tiled floor with access to front porch.

## Sitting Room

*5.51m x 4.35m (18'0" x 14'3")*



Carpet floor, fireplace and French doors to rear garden.

## Dining Room

*4.35m x 4.27m (14'3" x 14'0")*



Carpet floor and bay window.

## Study Area

## Landing



Carpet floor and access to all first floor rooms.

## Bedroom 1

4.37m x 4.09m (14'4" x 13'5")



Double room, carpet floor and fireplace.

## Bedroom 2

4.32m x 3.32m (14'2" x 10'10")



Dual aspect double room with carpet floor and fireplace.

## Bedroom 3

3.61m x 3.15m (11'10" x 10'4")



Double room with carpet floor.

## Bedroom 4

3.36m x 2.28m (11'0" x 7'5")



Single room with wooden floor.

## Bathroom



With vinyl floor, bath, WC and sink.

## Shower Room

Fitted shower and sink unit.



## Garden



## FARM BUILDINGS (LOT 2)



The Buildings are located to the north east of the dwelling and comprise of a range of traditional brick buildings and portal frame. The Buildings are described in more detail below:

### Building 1

**8.79m x 4.26m (28'10" x 13'11")**

Fertiliser Store - Brick building with fibre cement roof.

### Building 2

**8.97m x 8.79m (29'5" x 28'10")**

Calf House - Brick building with fibre cement roof.

### Building 3

**8.79m x 4.34m (28'10" x 14'2" )**

Food Store - Brick building with fibre cement roof.

### Building 4

**13.41m x 8.79m (43'11" x 28'10")**

Cattle Shed - Brick building with fibre cement roof.

### Building 5

**21.85m x 16.21m (71'8" x 53'2")**

Cattle Shed - Steel portal frame building.

### Building 6

**17.92m x 13.52m (58'9" x 44'4")**

Dutch Barn - Steel portal with a solid floor and timber lean-to.

## Planning

Class Q Permitted Development has been explored for the potential of converting the existing traditional buildings into three residential dwellings. However, pre-application

discussions with the Local Council indicated that a full planning application would be preferable. The current Vendors have not submitted a full planning application.

## LAND (LOT 3)



The 2.88 acre field adjoins the property to the south with a separate access off Londesborough Road. The land is classified as Grade 3 on the Agricultural Land Classification. The land would be ideally suited as a pony paddock or amenity use for the adjacent Woodsyde Farmhouse. Lot 3 is only available if it is purchased with Lot 1 or Lot 2.

## GENERAL INFORMATION

### Services

Mains water and electric are connected to the House along with oil-fired central heating. Draining is to a private septic tank. The buildings have access to mains water and electricity.

### Fixtures and Fittings

Unless specified in these details, the fixtures and fittings relating to any of the property, buildings and land are not included in the sale but may be available by separate negotiation.

### Wayleaves and Easements

The property is sold subject to all wayleaves and easements whether mentioned in these particulars or not. Local electricity lines cross the northern boundary of the buildings.

### Public Rights of Way

The property is sold subject to all rights of way, public or private, whether mentioned in these sales particulars or not. The Vendors' are not aware of any public rights of way crossing the property.

### Nitrate Vulnerable Zone (NVZ)

The land falls within a NVZ which will limit the times of year fertiliser can be applied.

### Sporting and Mineral Rights

These are included in the sale, in so far as they are owned.

### Local Authority

East Riding of Yorkshire Council, Register Square, Beverley, HU17 9BA  
Phone: 01482 393939

### Tenure

We have not had sight of the title deeds; however, we have been advised the property is freehold and vacant possession can be gained of the whole premises immediately.

### Energy Performance Certificate

Woodsyde Farmhouse is assessed in Band E.

## Council Tax

Woodsyde Farmhouse is assessed in Council Tax Band E.

## Plans and Measurements

The plans, areas and measurements provided are for guidance and subject to verification with the title deeds. It must be the responsibility of any prospective Purchaser to carry out an adequate inspection and site survey to satisfy themselves where the extent of the boundaries will lie.

## Method of Sale

The land is offered for sale by private treaty as a whole or in 2 lots. Lot 3 is only available if it is purchased with Lot 1 or Lot 2. The Vendor reserves the right to conclude the sale by any means.

## VAT

It is understood that the property is not assessed for VAT and any offers made are on the basis that VAT will not be charged on the purchase price.

## Anti-Money Laundering Regulations

The Agent must comply with Anti Money Laundering regulations. As part of the requirements, the Agent must obtain evidence of the identity and proof of address of potential Purchasers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

## What3words

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## Viewing and Registration

Strictly by appointment through the Selling Agents, Stephensons Rural & Hornseys only.

Please note if you have downloaded these particulars from our website you must contact the office to register your interest or you will not be included on future mailings regarding this sale.

Please also register at

[www.stephenson.co.uk](http://www.stephenson.co.uk) and

[www.hornseys.uk.com](http://www.hornseys.uk.com) for regular email updates.

## Agent Contact

Hornseys, 33 High Street, Market Weighton, York YO43 4AQ  
T: 01430 872 551

Martin Swann MRICS FAAV e:  
[martinswann@hornseys.uk.com](mailto:martinswann@hornseys.uk.com)

Stephensons Rural, York Auction Centre, Murton YO19 5GF  
T: 01904 489 731

Johnny Cordingley MRICS FAAV e: [jc@stephenson.co.uk](mailto:jc@stephenson.co.uk)  
James Bramley BSc e: [james.bramley@stephenson.co.uk](mailto:james.bramley@stephenson.co.uk)

## IMPORTANT INFORMATION

Hornseys for themselves and the sellers of this farm for whom they act give notice that:

1. These particulars are intended to give a fair and accurate general outline only for the guidance of prospective buyers and do not constitute the whole or any part of an offer or contract.
2. All descriptions, photographs, measurements, areas, references to condition, necessary permissions for use and other details in these particulars are given as a guide only and prospective buyers should not rely on them as statements or representations of fact. They should satisfy themselves as to

their accuracy by inspection or by making independent enquiries.

3. A detailed survey of the farm has not been undertaken and nothing in these particulars should be deemed to be a statement that the farm is in good condition or otherwise.

4. Services, appliances, facilities and equipment have not been tested. Nothing in these particulars should be deemed to be a statement that they are in working order and prospective buyers should satisfy themselves as to the fitness and suitability of such items for their requirements.

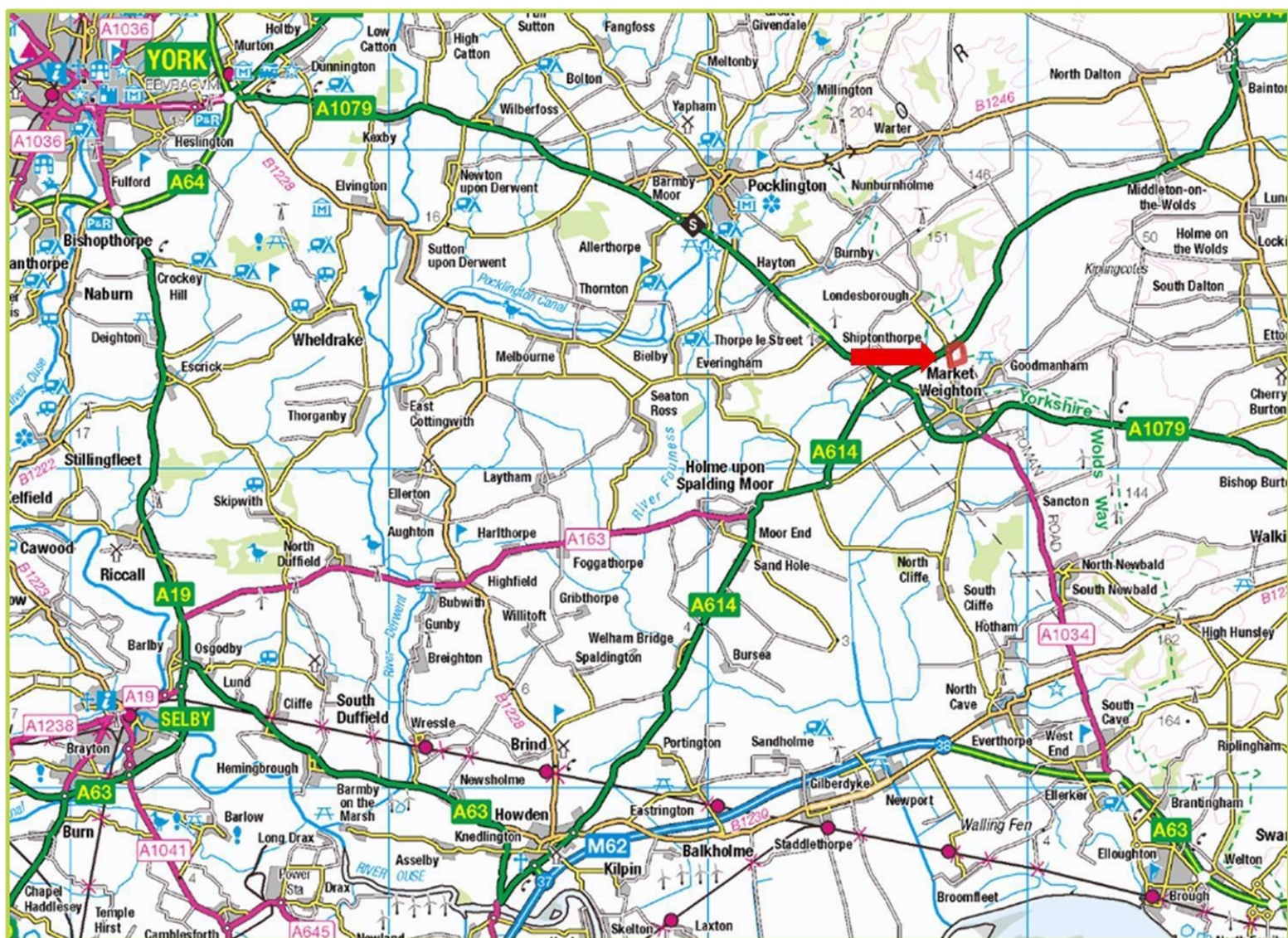
5. Photographs in these particulars depict only certain parts of the farm. It should not be assumed that any fixtures or fittings photographed are included in the sale. It should not be assumed that the farm remains as displayed in the photographs and no assumptions should be made regarding parts of the farm that have not been photographed.

6. Prospective buyers should make their own independent enquiries regarding use or past use of the farm, necessary permissions for use and occupation, potential uses and any other matters affecting the farm prior to submitting an offer.

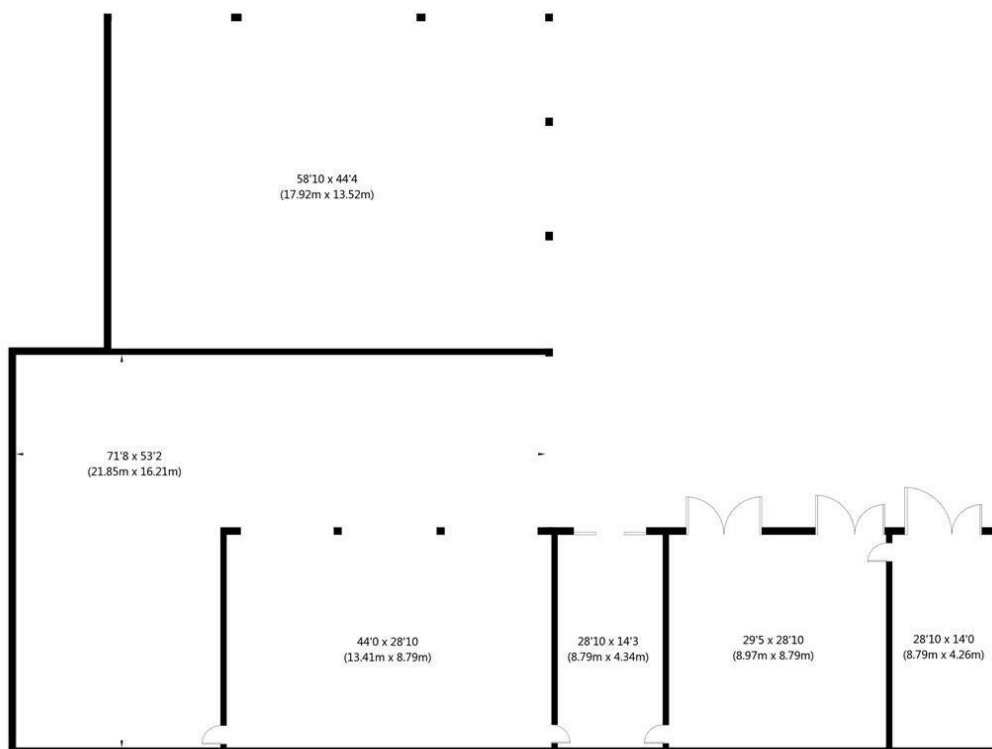
7. No responsibility can be accepted for any costs or expenses incurred by prospective buyers in inspecting the farm, making further enquiries or submitting an offer for the farm. Any person inspecting the farm does so entirely at his/her own risk.

8. No employee of Hornseys has any authority, whether in these particulars, during negotiations or otherwise, to make or give any representation or warranty or enter into any contract whatsoever in relation to the farm. No responsibility is taken by Hornseys for any error, omission or mis-statement in these particulars.









NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 8226 SQ FT / 764.18 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1957 SQ FT / 181.79 SQ M - (Excluding Garage)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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