

FOR SALE – BY FORMAL TENDER

White Gate Farm, Rawcliffe Road, Airmyn, Goole, DN14 8SB



THE PROPERTY

A rare opportunity to purchase a stand-alone rural property comprising a three-bedroom farmhouse, together with a range of farm buildings and an acre of bare land.

The Property requires a comprehensive programme of modernisation and improvement throughout but offers prospective buyers the potential to create a unique and characterful home suited to their own requirements set within a substantial plot.

In addition, there are three sizeable agricultural buildings offering 700 or so square metres of covered space.

Various opportunities for the foresighted purchaser exist for further development including commercial or light industrial ventures, subject to the purchaser obtaining the necessary consents. The site as a whole extends to 1.63 acres (0.66 Ha) or thereabouts.

CLOSING DATE: 12 NOON WEDNESDAY, 25 MARCH 2026

Valuation and Estates, County Hall, Beverley HU17 9BA

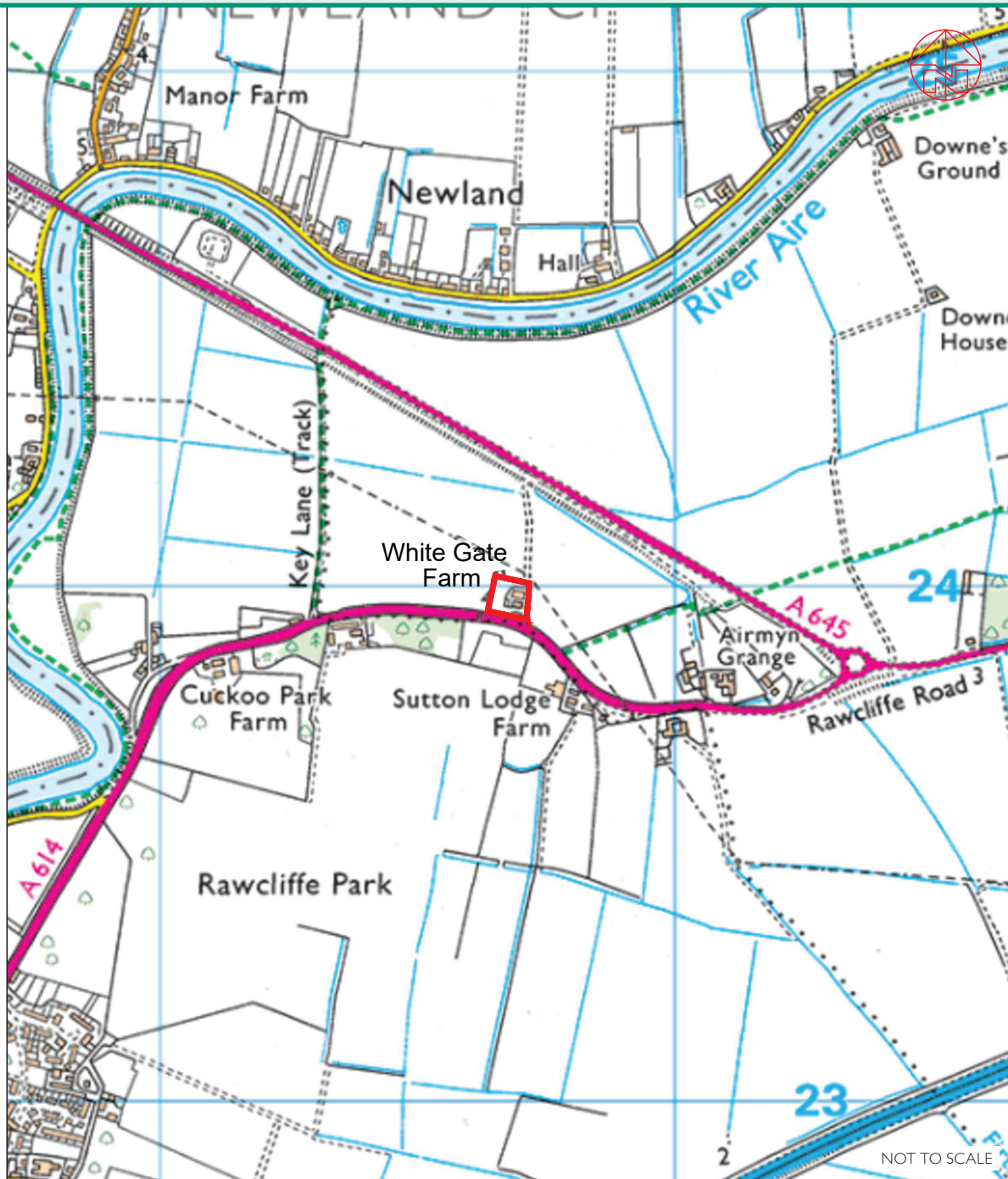


LOCATION

The Property is situated directly off the A614 Rawcliffe Road. It sits back from the road, accessed via a gated driveway. The site lies just one mile or so (1.6 km) north-east of the village of Rawcliffe and 2.4 miles (3.9 km) south-west of the village of Airmyn. Central Goole lies just 3.15 miles (5.07 km) to the east. It is also ideally placed for the towns of Thorne and Selby.

The Property also enjoys excellent communications, lying conveniently within 1.5 miles (2.43 km) from Junction 36 of the M62.

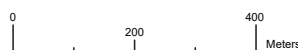
The village of Rawcliffe provides a range of local amenities including St James Church, a convenience store, a public house, takeaway outlets and hairdressers as well as a GP's surgery and local primary school.



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White Gate Farm, Rawcliffe.

White Gate Farm - 0.66 Ha / 1.63 acres



EAST RIDING
OF YORKSHIRE COUNCIL

ACTING DIRECTOR OF
INFRASTRUCTURE AND FACILITIES
COUNTY HALL, BEVERLEY, EAST YORKSHIRE, HU17 9BA
Tel.No. (01482) 393939
www.eastriding.gov.uk

Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale 1:10,000 @A4

Date 15.01.2026

Property Code/Dwg. No. 69362244-149-3

THE HOUSE

A detached, three bedroom former farmhouse with gas fired heating system and uPVC double-glazing. Numbers and letters in brackets below relate to the farmhouse and farm building block plans. The accommodation briefly comprises of:

Entrance hallway (7)

Via a wooden door to the front elevation. Stairs leading to the first floor bedrooms and bathroom. Electricity meter box.

Main reception room (8) 6m x 2.8m

With open fire, wall-mounted radiator and double aspect double-glazed windows overlooking front and rear gardens.

Reception room (4) 3.7m x 4.5m

With gas fire, under the stairs cupboard and double-glazed window to front elevation.

Kitchen (3) 2.2m x 4.6m

Range of kitchen units and stainless-steel sink. With double-glazed windows overlooking the side and rear view. Gas boiler.

Pantry (2) 1.2m x 1.4m

Back porch 1.1m x 1.4m

uPVC back door. Giving access to the garden and farmyard.

Upstairs

Principal bedroom (12) 3.1m x 4.6m

Double-glazed window to front and side elevation.

Walk-in storage space 1.1m x 0.9m

Double bedroom (14) 3.8m x 3.2m

Double-glazed window to side elevation.

Single bedroom (15) 2.9m x 2.2m

Double-glazed windows to side elevation.

Bathroom (10) 2.9m x 3.6m

Panelled bath, pedestal wash basin and WC. Built-in cupboard housing hot-water tank. Double-glazed window to side elevation.

Outbuilding 9.75 m²

Office/utility room with WC, attaching to the main grain storage shed, with its own access door close to the farmhouse back entrance.

Gardens

A lawned garden extends around the farmhouse to three sides.

FARMYARD AND BUILDINGS

Steel frame storage building (GD) 218 m²

Sitting immediately behind the house is a steel frame, concrete block and corrugated sheet former grain store, providing lockable storage space.

Steel frame storage building (GB) 177 m²

To the north lies a further steel frame, concrete block and corrugated sheet former grain store providing lockable storage. Attached to:

Straw barn (QA) 184 m²

Open fronted and part open sided steel frame, concrete block and corrugated sheeting former straw barn.

Storage shed (QF) 124 m²

To the west side, open-fronted and concrete block, timber and corrugated sheet former machinery shed.

THE LAND

A paddock extending to one acre (0.4 Ha) or thereabouts lies to the north-east of the Property. The land has historically been in arable rotation and will be left as stubble at the point of sale.

A metalled access track runs from the highway to the house and yard and along the eastern boundary of the site.

The buyer will be required to fence the paddock as detailed below within three months of completion of the sale.

TENURE

The seller owns the freehold title to the Property (as shown edged red on the plan).

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

The Property is sold with the benefit of all accustomed or granted rights of way, water support, drainage, electricity supplies, light, or other easements, or quasi easements and restrictive covenants and all existing or proposed wayleaves for electricity, drainage, water, gas and other pipes whether shown on the plan or indicated in these particulars or not and without any obligations to define the same respectively.

Full details of the right of way, easements and wayleaves are detailed in the conditions of sale.

BOUNDARIES

Where known, responsibility for maintaining the boundaries will be shown by an inward facing "T" mark on the plan.

The buyer shall, within three months of the date of the transfer, and at his own expense, erect and thereafter maintain a stock proof fence (specification to be agreed with the seller in advance) between the points marked X-Y and Y-Z on the Plan (boundary to be pegged out by the Seller prior to completion).

For the avoidance of doubt, the purchaser will not be granted a right of way over the track to the north of the Property from point Z to the A645 Drax Road over the sellers retained land.

SERVICES

The Property has a connection to mains water, gas and electricity. The Property is not connected to the public sewer and foul drainage is served by a septic tank located within the grounds of the Property. It is a condition of the sale that, if necessary, the buyer will upgrade the septic tank to comply with the requirements contained within The Environmental Permitting (England and Wales) Regulations 2016 and the Environmental Permitting (England and Wales) (Amendment) (England) Regulations 2023, known as the General Binding Rules. This work would be undertaken at the buyer's own cost as soon as possible after completion and not later than six months (see conditions of sale).

Details of an easement for the existing drainage pipe are included in the tender pack.

Interested parties should satisfy themselves with regard to the existence, location, availability and suitability of all these services and the necessary sewage system upgrade requirements.

PLANNING

The Property has previously been utilised as a farmstead in conjunction with the seller's neighbouring agricultural land.

The Property may be suitable for other uses such as equine operations, storage facilities and small-scale industrial use. Interested parties are advised to make their own investigations in this regard and the seller can by no means be relied upon as having made any guarantee as to appropriate uses for the Property. Any change of use would be subject to the buyer obtaining the necessary planning permissions and other statutory consents.

Any bidder requiring information regarding the existing use or possible alternative uses of the site should contact the Council's planning and development department via email to @ keith.thompson@eastriding.gov.uk or call ☎ 07483 334250

DEVELOPMENT UPLIFT CONDITION (CLAWBACK)

The Property is sold subject to a clawback provision reserving to the seller a 50 per cent share of any uplift in value attributable to the development of more than one residential dwelling. This does not include the extension or replacement of the existing house, or the conversion of outbuildings to a use that forms part of the main residential dwelling. For the avoidance of doubt, planning permission includes consent gained by other methods, for example Permitted Development Rights or a Certificate of Lawful Use.

ACCEPTANCE OF OFFERS

There is no obligation on the part of the seller to accept the highest, or any of the offers, if none is found acceptable.

COUNCIL TAX

The Property has been classified as band C for Council Tax purposes. This should be confirmed by personal enquiry, available at 📍 voa.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Property is currently rated E for energy efficiency. The full energy performance report, including recommendations for improvement, can be viewed on 📍 eastriding.gov.uk/propertysearch and in the tender pack.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

VAT

VAT will not be charged on this transaction.

GUIDE PRICE

Please note that the seller is not providing a guide price. Interested parties should seek their own independent valuation advice.

SELLERS COSTS

The buyer will be required to make a contribution of £5,000 towards the seller's costs, payable together with the deposit on acceptance of the tender, as provided for in the conditions of sale.

WARRANTY

No warranty is given or implied as to the condition or suitability of the Property.

VIEWING

Viewing is strictly by appointment with the Valuation and Estates department and all viewings must be accompanied.

Appointments to view the Property should be made via Anna Fountain on ☎ (01482) 393933 or email @ anna.fountain@eastriding.gov.uk

TENDER PROCESS

The Property is for sale by formal tender and all tenders must be submitted in accordance with the sellers procedure as set out in the tender documents. In the first instance, interested parties are asked to view the tender pack online at:

📍 eastriding.gov.uk/propertysearch. To request a tender pack please contact the Valuation and Estates department: ☎ (01482) 393933 or @ anna.fountain@eastriding.gov.uk

NOTES

1. Measurements and areas (where given) are approximate.
2. The seller has not tested any of the service installations or appliances in respect of the Property. Interested parties should arrange for a qualified person to check these before entering into any commitment.



NOT TO SCALE

Track

Y

Z

White Gate Farm

X


4.0m

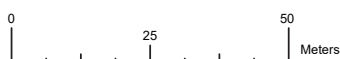
Def

RAWCLIFFE ROAD

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White Gate Farm, Rawcliffe.

 White Gate Farm - 0.66 Ha / 1.63 acres



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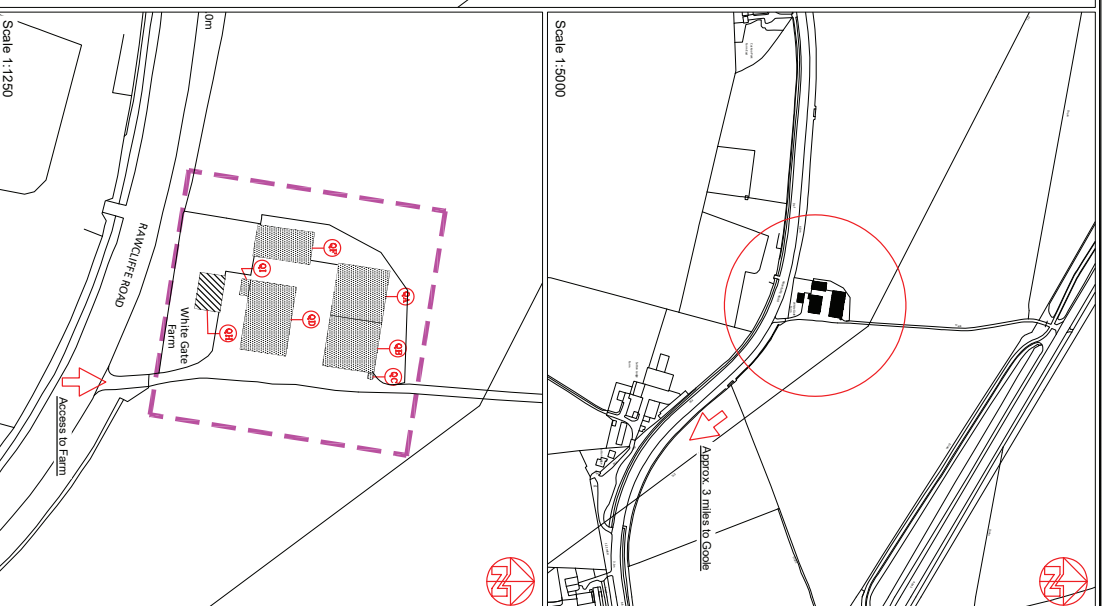
Planning and Economic Regeneration
Information retrieved from the Corporate Property Information System.

Scale @A4
1:1250

Date
21.11.2025

Property Code/Dwg. No.
69362244-166-2

NOT TO SCALE



Scale 1:1250

Scale 1:5000

White Gate Farm Rawcliffe Estate Smallholding Block Survey Information

Corporate Property Information System
For more information on this site please email:
property.information@eastriding.gov.uk
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Survey positioned to Ordnance Survey British National Grid using
GPS observations to the Leica Smartnet network.
"T" Mark Defines Tenants Ownership

Block	Block Description	T	Block	Block Description	T	Block	Block Description	T
QA	Straw Barn	177.00	QB	Grain Store	1.83	QC	Chemical Store	217.70
QD	Grain Store	0.00	QE	Removal 2025	124.21	QF	Shed	0.00
QG	Removal 2025	62.95	QH	Farmhouse	9.75	QI	Toilet & Store	

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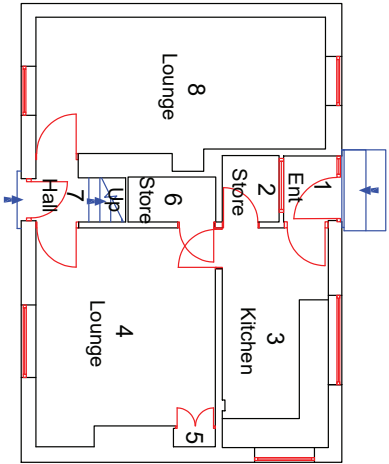
Date	Surveyor	Scale	Property Code
23.11.2005	Andrew Dunn	1:500 / 1:250	69362244
06.03.2015	Andrew Dunn		
14.02.2025	Andrew Dunn		

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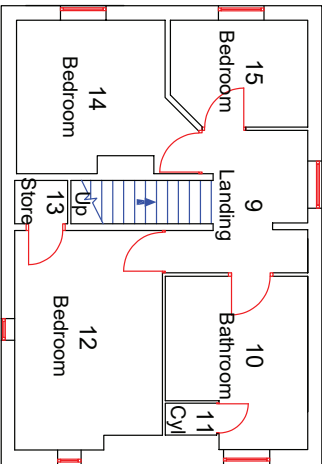
WHITE GATE FARMHOUSE FLOOR LAYOUT PLAN

Block QH Areas (all m²)
GFP 106.84
G1A 107.84
G1A 126.26
BA 63.13

BLOCK	BLOCK NAME	FLOOR	ROOM NUMBER	ROOM NAME	ROOM AREA	LENGTH (M)	WIDTH (M)
QH	Farmhouse	G	1	Entrance	1.50	1.11	1.36
QH	Farmhouse	G	2	Kitchen Store	1.62	1.18	1.38
QH	Farmhouse	G	3	Kitchen	9.96	2.20	4.55
QH	Farmhouse	G	4	Lounge	15.77	3.72	4.53
QH	Farmhouse	G	5	Store	0.33	0.87	0.38
QH	Farmhouse	G	6	Store	1.70	1.82	0.93
QH	Farmhouse	G	7	Hall	2.03	1.86	1.29
QH	Farmhouse	G	8	Lounge	16.93	6.00	2.82
QH	Farmhouse	F	9	Landing	9.39	4.00	2.95
QH	Farmhouse	F	10	Bathroom	9.45	2.95	3.59
QH	Farmhouse	F	11	Cylinder Cupboard	0.70	1.06	0.66
QH	Farmhouse	F	12	Bedroom	13.54	3.06	4.55
QH	Farmhouse	F	13	Store	0.98	1.10	0.90
QH	Farmhouse	F	14	Bedroom	10.20	3.77	3.18
QH	Farmhouse	F	15	Bedroom	6.07	2.85	2.21



Block QH
Farmhouse
Ground Floor



Block QH
Farmhouse
First Floor

NOT TO SCALE

White Gate Farm
Rawcliffe Estate

Farmhouse Floor Layout Plan.

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QB	Grain Store		117.00				
QC	Chemical Store		1.83				
QD	Grain Store		217.70				
QE	Removal 2025		0.00				
QF	Shed		124.21				
QG	Removal 2025		0.00				
QH	Farmhouse		62.95				
QI	Toilet & Store		9.75				

Drawing Number
69362244/F/Q/03

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Farmhouse and buildings



Paddock Land



Storage Building (GD)



Storage Building (GB)



Straw Barn (QA)



Storage Shed (QF)



Farmhouse from rear



Farmhouse and buildings

Misrepresentation Act 1967: (As amended by section 8 (1) of the Unfair Contract Terms Act 1977)

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