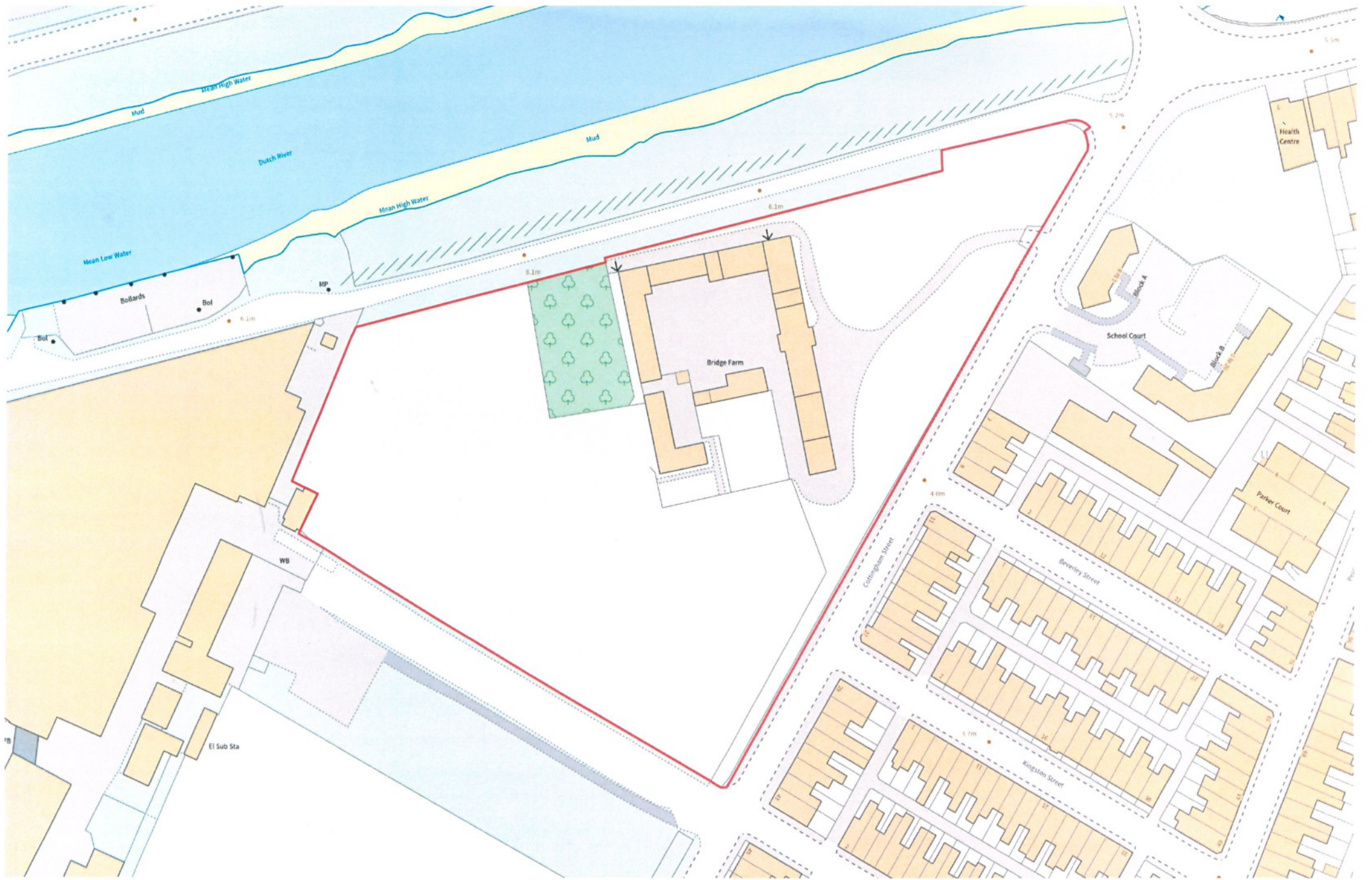




DDM

AGRICULTURE

**BRIDGE FARM, GOOLE
EAST YORKSHIRE, DN14 5RW**



BRIDGE FARM

COTTINGHAM STREET
GOOLE, EAST YORKSHIRE DN14 5RW

OFFERS IN THE REGION OF
£850,000

- Late 18th Century Farmhouse
- Range of historically important traditional farm buildings
- Grass paddock of 2.30 acres or thereabouts
- Total area of 4.53 acres or thereabouts
- Grade II Listed
- House in need of significant modernisation

Agents

DDM Agriculture

Bishops Manor, Market Place, Howden, DN14 7BL

Tel: 01430 331333

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BRIDGE FARM, COTTINGHAM STREET, GOOLE, DN14 5RW

History

Bridge Farmhouse in Goole is a Grade II listed property dating from the late eighteenth century (listed in 1987). The building, together with its associated farm structures, forms part of an unusually complete and well-preserved agricultural complex that illustrates the area's pre-industrial character and its subsequent transition into an industrial port settlement.

Goole originated as a small, sparsely populated rural settlement centred on the junction of the Dutch River and the River Ouse. Prior to the nineteenth century, the surrounding landscape consisted primarily of farmland interspersed with isolated dwellings. Bridge Farm formed part of this early agricultural setting, located close to a crossing of the Dutch River, a feature that influenced the development of what became known as "Old Goole." The transformation of Goole in the nineteenth century was driven by the development of the Aire and Calder Navigation docks, which established the town as a significant inland port. As industrial and urban development expanded, former agricultural land around Old Goole—including Bridge Farm—was progressively enclosed by housing, industry, and transport infrastructure. The survival of Bridge Farm within this altered context illustrates the encroachment of urbanisation onto an earlier rural landscape.

The farmhouse is constructed of brick laid in Flemish bond and displays characteristics of Georgian architecture, reflecting the modest prosperity of late eighteenth-century farming in the region. Internally, the building retains notable historic features and these elements contribute to the building's special architectural interest

The farmhouse is complemented by a range of late eighteenth-century agricultural buildings, largely constructed in brick laid in English garden wall bond. Together they form a coherent and largely intact farmstead group of considerable historic interest:

Bridge Farmhouse and its associated buildings are significant as a rare survival of an integrated late eighteenth-century farmstead within an urban-industrial context. The group retains strong architectural coherence and evidences traditional construction techniques, including varied brick bonding patterns and functional agricultural forms.

Historically, the site provides valuable insight into the agricultural origins of Goole and its' rapid transformation during the nineteenth century into a major inland port. The juxtaposition of the farm complex with later industrial and residential development highlights the broader pattern of landscape change and urban expansion. As such, Bridge Farm represents an important tangible link to the early development of Goole, preserving both its rural heritage and its role within the town's evolving historical narrative.



BRIDGE FARM, COTTINGHAM STREET, GOOLE, DN14 5RW

Introduction

Dating from the late 18th Century Bridge Farm, Goole, offers a rare opportunity to purchase a Grade II Listed 4 bedroom detached farmhouse with many period features in all extending to 4.50 acres, or thereabouts. The property boast a range of Grade II Listed Buildings together with orchard and gardens.

Requiring complete refurbishment, this characterful farmhouse presents an outstanding opportunity to create a beautiful and highly personalised residence. The Farmhouse principally comprises 2 reception rooms, kitchen, dairy, dining room, 4 bedrooms, bathroom, 3 attic rooms and cellars.

Location

From Goole Town centre take A161 Bridge Street towards Swinefleet. After passing the third bridge turn right into Cottingham Street where the driveway to Bridge Farm will be found on the right hand side.

Goole has a good selection of amenities and is ideally placed for the Cities of Hull, York and Leeds with Junction 36 of the M62 motorway being within 3 miles and allows easy access to the major Yorkshire Business Centres.

What3Words - [///foresight.perplexed.workbench](#)

Outside

The sweeping drive off Cottingham Street leads to gardens laid to lawn and access to the house and farm buildings. There is a semi-walled garden to the side of the house, a small rectangular formal garden to the front and Orchard to the rear.

Energy Performance Certificate

The EPC rating is "G".

Services

Mains services of water, gas, drainage and electricity are installed. The house benefits from a gas boiler for hot water, but there is no central heating. None of the services or associated appliances have been checked or tested.

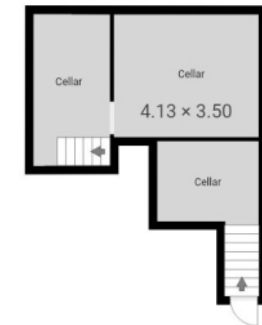
Council Tax

We have been advised the property is Council Tax Band E, payable to the East Riding of Yorkshire Council.



BRIDGE FARM, COTTINGHAM STREET, GOOLE, DN14 5RW

FLOOR PLANS



Floor Plans

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. All measurements are given in metres to the maximum extremes.

BRIDGE FARM, COTTINGHAM STREET, GOOLE, DN14 5RW BUILDINGS

RED BRICK BUILDINGS (All with electric lights and sockets and 3 phase supply) to Buildings 7 & 8)

Building 1

A) 22'6" x 15'5" (6.86m x 4.7m) with toilet and washing facilities.

B) 15'2" x 10'1" (4.62m x 3.07m).

Building 2

A) 15'2" x 12'9" (4.62m x 3.89m) with ground level feeding trough.

B) 15'2" x 6' (4.62m x 1.83m).

C) 15'2" x 12'4" (4.62m x 3.76m) with feeding trough.

Stairs between Buildings 2 and 3 leading to second floor of Building 2.

Building 3

With passage leading to under stairs storage behind 24'2" x 4'9" (7.37m x 1.45m).

A) Ground Floor 24'2" x 14'4" (7.37m x 4.37m).

B) 24'2" x 20' (7.37m x 6.1m) with loft hatch to:

C) Pigeon Loft 24'2" x 20" (7.37m x 6.1m) with pigeon houses.

Building 4 - 51'4" x 13'2" (16.48m x 4.01m) - open fronted cart shed with round brick pillars.





3

4

5

6

2

7

1

8

Orchard

12

11

10

Farm House

9

STOP

BRIDGE FARM, COTTINGHAM STREET, GOOLE, DN14 5RW BUILDINGS

Building 5 - 10'3" x 13'2" (3.12m x 4.01m) - one bay Garage.

Building 6 - 13'2" x 41'2" (4.01m x 12.55m) - open fronted cart shed with round brick pillars and wooden lean-to.

Building 7

A) 45'7" x 21' (13.89m x 6.4m) 2 storey with double barn doors to frontage.

B) 2 storey with double barn doors to yard.

Building 8 - 24'3" x 62' (7.39m x 18.9m) 2 storey with double barn doors to frontage and yard with pedestrian door to yard.

Building 9 - one storey with pedestrian doors to yard and frontage.

(A) 19' x 21'9" (5.79m x 6.63m)

(B) 39'1" x 21'9" (11.91m x 6.63m)

(C) 9'8" x 21'9" (2.95 x 6.63m)

Building 10

Two bay open fronted General Purpose Building - 22' x 32' (6.71m x 9.75m) having steel stanchions to front, timber frame and block walls.

Building 11

Brick Built Workshop - 10'4" x 14'6" (3.15m x 4.42m) accessed from the yard.

Building 12

Brick Built Garden Outbuilding - 10'9" x 13'5" (3.28m x 4.09m) accessed from the house and lawn.



GENERAL REMARKS AND STIPULATIONS

Fixtures & Fittings

Those items mentioned in these particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded.

Planning Potential

A pre-application was submitted to East Riding of Yorkshire Council in late 2025 in respect of the farm buildings. We have been informally advised by EYRC that: a) due to the property being in flood zone 3, any application for residential development will be refused, b) they are very keen to see the site preserved and would look sympathetically at other uses in classes B2, B8 and E (subject to planning).

Wayleaves, Easements and Rights of Way

The Property is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Value Added Tax (VAT)

The sale price is agreed on a VAT exclusive basis and the Purchaser(s) shall indemnify the Vendor for any VAT which may be subsequently payable.

Tenure & Possession

The property is for sale freehold with vacant possession.

Plan

The property is shown on the attached plan edged red for identification purposes only.

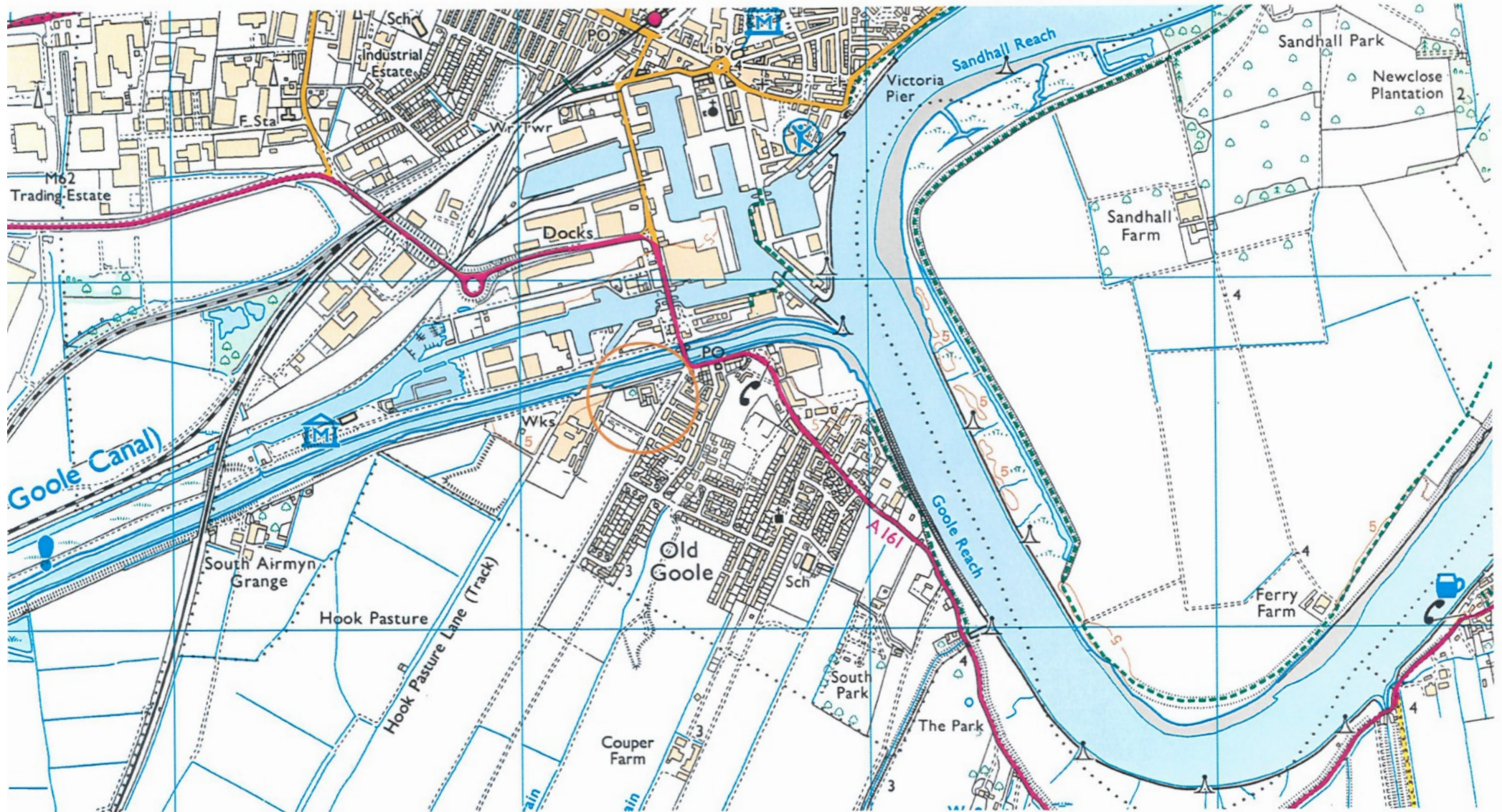
Offer Procedure

If you are interested in this Property and wish to make an Offer then this should be made to DDM Agriculture. I would be required to provide us with the relevant Financial Information for us to verify your ability to proceed with the purchase, also be necessary for you to provide Proof of Identification in order to adhere to Money Laundering Regulations.

Viewings

If you require any further information or wish to view this property please contact the Selling Agents, DDM Agriculture Tel: 01430 331333 or email: howden@ddmagriculture.co.uk







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.
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Ref: MJAW/MFB/HO-26/023
Date: 27 May 2026

