

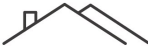


# MOATE FARM SOUTHSIDE ROAD HALSHAM

**£375,000**  
**FREEHOLD**

A rare opportunity to acquire a detached farmhouse property with a variety of agricultural buildings on two plots of land of just over 19 acres in a sought after East Yorkshire village. The farm house currently provides 3 bedrooms but has not been occupied for around 40 years. It may provide an excellent redevelopment opportunity with extension opportunity or for a complete rebuild (subject to necessary permissions). A very rare opportunity in which significant interest is expected so early viewing is essential.

For Sale By Auction in conjunction with AuctionHouse | 1.00pm, 27 May 2026

  
**FRANK HILL & SON**  
*Lettings and Estate Agents*  
established 1924



The house sits on the southern side of the northern, and largest block of land giving it a delightful southerly outlook over its front lawn and towards the southern block of land which sits on the other side of Southside Road. The property takes its name from the remains of a moat just north of the house and the agricultural land has most recently been used for pasture. The outbuildings are a range of sizes and styles, and many are in quite poor condition and will require upgrading or replacement.

The house itself offers just over 900 square feet of accommodation with three bedrooms, a living room and kitchen. Given its condition the house will require significant upgrading and may not be mortgageable. Given the neighbouring properties and those in wider Halsham we believe many purchasers may be interested in the opportunity to redevelop what is in existence or rebuild to create a significant property (subject to necessary permissions). Equally the property may well appeal to buyers less interested in the redevelopment opportunity but for the land itself for use as a small holding.

Early viewing is highly advisable to fully appreciate all that the property offers but our 360 degree tour of the house and area around it along with the drone images we provide will provide an excellent insight.

**Location**

Set within open countryside, Halsham offers village living with easy access to everyday essentials. Nearby market towns provide a good range of shops, schools, and services, while convenient road links connect Halsham to Hull, Beverley, and the wider East Riding. Surrounded by farmland and scenic walking routes, Halsham is ideal for those seeking countryside views, outdoor space, and a rural lifestyle.



**Accommodation**

**Ground Floor**

- Entry & Hallway
- Kitchen - 12'0" x 12'3" (3.68m x 3.76m)
- Living Room - 11'8" x 16'9" (3.58m x 5.12m)

**First Floor**

- Central landing leading to:
- Bedroom One - 11'9" x 11'9" (3.60m x 3.59m)
- Bedroom Two - 12'0" x 8'7" (3.67m x 2.62m)
- Bedroom Three - 11'11" x 7'10" (3.65m x 2.40m)
- Bathroom - 8'9" x 5'1" (2.69m x 1.55m)
- WC - 2'8" x 5'11" (0.82m x 1.81m)

**External - Land & Buildings**

A 19.36acre holding across 2 land registry titles YEA48821 and YEA50643 (Promap included within the legal pack)

**House**

- Rear of domestic outhouses
- Concrete block garage

**Farm Buildings**

- A dilapidated traditional range of brick cow homes and loose boxes
- 2 dilapidated tiled pole barns

The grass land was registered for BPS purposes in Paddocks as follows:

- TA 2927 0256 2.62
- TA 2827 9945 0.30
- TA 2827 9937 0.17
- TA 2827 9046 2.40
- TA 2827 9839 0.07
- TA 2927 1332 1.48
- 7.04 hectares



### **EPC**

EPC Rating F

### **Services**

The property is believed to be connected to mains electricity and water, not connected to mains gas or drainage - septic tank in situ.

None of the services or installations have been tested.

### **Joint Agents**

Frank Hill & Son, 18 Market Place, Patrington, Hull, East Yorkshire, HU12 0RB. Tel: 01964 630531

Auction House Hull and East Yorkshire, 56 Market Place, Driffield, East Yorkshire. Tel: 01377 241919

### **Tenure**

Freehold with vacant possession.

### **Council Tax**

Council Tax is payable to East Riding of Yorkshire Council. The house is shown in the Council Tax Property Bandings List in Valuation Band D.

### **Method of Sale**

The property will be offered for sale by online auction with bidding commencing at 12 noon on Monday, 25th May 2026 and closing on Wednesday, 27th May 2026 at 1.00 pm. For further legal information relating to this lot, please log on to [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire).

### **Conditions of Sale**

The property will be sold subject to conditions of sale, copies of which will be available for inspection at the auctioneer's offices, with the solicitors and on-line at [auctionhouse.co.uk/hullandeastyorkshire](http://auctionhouse.co.uk/hullandeastyorkshire) prior to the date of the auction.

### **Additional Fees**

The purchaser will be required to pay an administration charge of 0.3% subject to a minimum of £900 (£750 plus VAT) and a buyer's premium of £900 (£750 + VAT) in addition to the purchase price of the property.

### **Guide Price**

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

### **Disbursements**

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

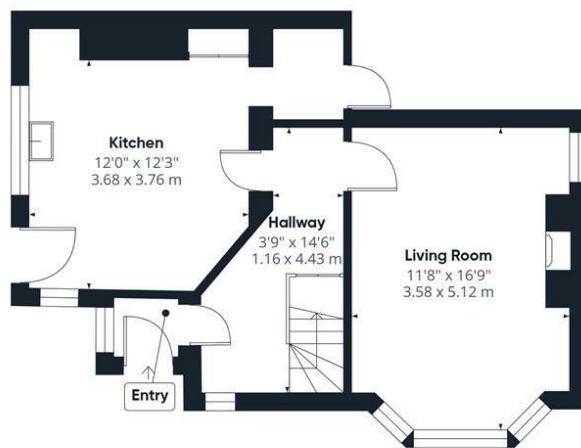
### **Solicitors**

HNW Law, Suite 17, The Cadcam Centre, High Force Road, Riverside Park, Middlesbrough, TS2 1RH, Ref: Rachel Williamson, Tel: 01642 050 800

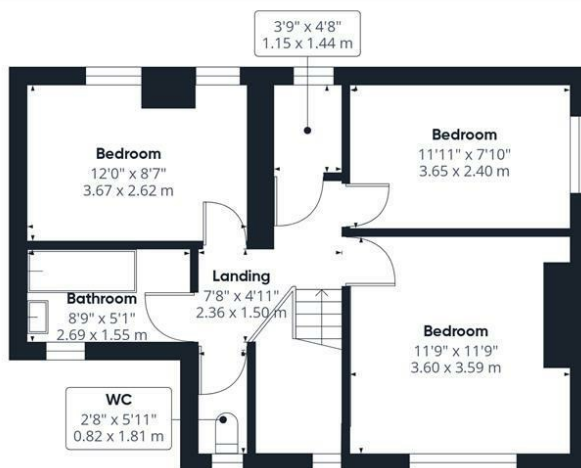
### **Online bidding**

If you want to bid on this property, copy and paste the link below into your URL bar or into a Google search and it will take you to a video that explains the process: [youtube.com/watch?v=lmXr4HXR36c](https://www.youtube.com/watch?v=lmXr4HXR36c)





Ground Floor



Floor 1

**Approximate total area<sup>m</sup>**  
920 ft<sup>2</sup>  
85.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| Energy Efficiency Rating                    |           |                                                                                                               |
|---------------------------------------------|-----------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>93</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            |           |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             | <b>21</b> |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| England & Wales                             |           | EU Directive 2002/91/EC  |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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