



VALLEY FARM SMOOK HILLS ROAD WITHERNSEA

£350,000
FREEHOLD

The Lodge Valley Farm extends to approximately 5.84 acres and comprises the house, attached self-contained annex, and further three bedroom annex, together with a range of outbuildings, hard standing, a paddock and approximately half an acre of woodland. The range of accommodation and land may be suitable for a variety of uses, including multi-generational living, equestrian or small-scale agricultural purposes, or, subject to any necessary consents, a home-based business. The property has been owned by the current owners' family for many years. As they no longer live in the area, it is now being offered for sale.

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The property includes a mix of residential accommodation, outbuildings and land. The buildings include a spacious workshop, with additional stores, office and reception space, while the land includes hard standing around the buildings, a paddock and an area of woodland A 360-degree tour and drone photographs are available to provide an overview of the property, with viewings available for those wishing to see the full extent of the accommodation, buildings and land.

The property is held under three titles, with approximate areas as follows:

- Houses, buildings and hard standing: 1.67 acres — Title No. YEA111495
- Paddock: 3.61 acres — Title No. HS219669
- Woodland: 0.56 acres — Title No. YEA103380

In brief, the property includes:

- A three-bedroom house with living room, kitchen, conservatory, bathroom and utility room.
- An attached self-contained annexe with a studio room, kitchen and bathroom.
- A spacious workshop with adjacent stores, an office and reception area.
- A garage with adjoining storage rooms, a large games room and bar, centrally positioned within the range of buildings and providing access between the various areas.
- A separate three-bedroom annex with living room, kitchen and bathroom.

Location

The Lodge Valley Farm is situated in a rural location south of Withernsea and north of the village of Hollym, surrounded by open fields and within easy reach of the east coast.

Accommodation (see floorplan for dimensions)

Main House:

Ground Floor

Living Room, Kitchen, Laundry Room, WC, Conservatory, Games Room/Bar, Garage, Storage Rooms, Workshop and Workshop Storage, attached Annex with additional Kitchen and Bathroom.

First Floor

Three Bedrooms and Bathroom.

Detached Annex:

Ground Floor

Kitchen, Living Room, Lounge, Bedroom and Bathroom.

First Floor

Two Bedrooms

External

Enclosed garden area and spacious area of gravelled hard standing. Storage Barn-near to the paddock. A number of other storage containers and sheds. Paddock-fenced. Woodland. Ample off street parking.

EPC

Current rating D63.

Services

The property is connected to mains water, drainage and electricity. None of the services or installations have been tested.

Joint Agents

Auction House Hull & East Yorkshire, 56 Market Place, Driffield, East Yorkshire, YO25 6AW. Tel: 0845 400 9900.



Viewing

Strictly by appointment with the Auctioneers on 0845 400 9900 or the joint agents Frank Hill & Son on 01964 630531

Tenure

Freehold. Vacant possession on completion.

Council Tax

Council Tax is payable to the East Riding of Yorkshire Council. The property is shown in the Council Tax Property Bandings List in Valuation Band 'C' (verbal enquiry only).

Method of Sale

The property will be offered for sale by online auction with bidding commencing at 12 noon on Monday 28th September 2026 and closing on Wednesday 30th September 2026 at 1.00pm. For further legal information relating to this lot please log on to 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 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 plus 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

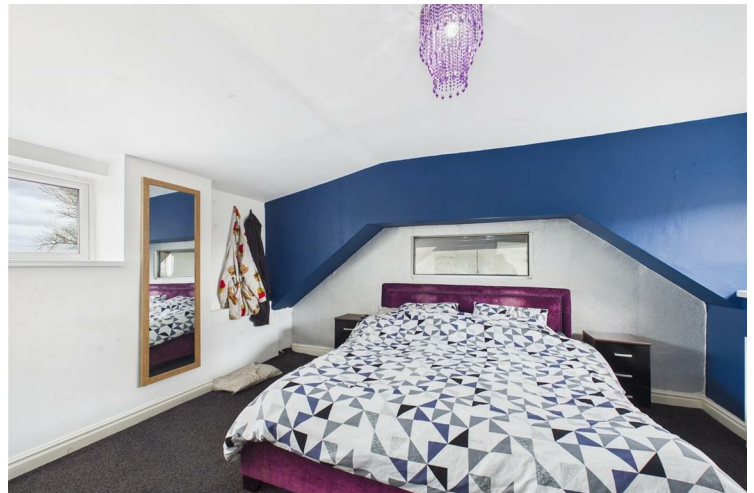
Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Solicitors

Sandersons Solicitors, 17-19 Parliament Street, Hull, East Yorkshire, HU1 2BH. Ref: Geoff Davis. Tel: 01482 324 662

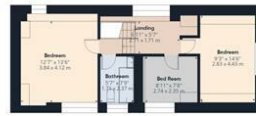
Online bidding

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=ImXr4HXR36c](https://www.youtube.com/watch?v=ImXr4HXR36c)





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Floor 1 Building 2

Approximate total area⁽¹⁾

6004 ft²
557.8 m²

Reduced headroom

154 ft²
14.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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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