



Acey Farm, Acey Lane, Preston, Hull, East Yorkshire, HU12 8TN

LEONARDS
— SINCE 1884 —

- Smallholding Totalling c. 3.01 ha (c. 7.44 acres)
- Located at Acey Lane off Staithes Road, West of Preston, Hull
- Buildings may have possibility of conversion to annexe or holiday let.
- Three Bedroom Detached Farmhouse with Range of Outbuildings
- Stabling for up to 10 horses.
- Three Paddocks Totalling c. 2.72 ha (c. 6.72 acres)
- House in Need of Substantial Refurbishment

The property lies in open countryside approximately 1 mile west of Preston village and conveniently situated 5 miles east of the centre of the city of Kingston-upon-Hull. It comprises of a registered smallholding extending to approximately 7.44 acres (3.01 ha) and includes a detached three bedroom traditional brick rendered farmhouse in need of refurbishment and modernisation, together with former stock buildings, stabling and barn having potential for conversion, subject to the usual consents and approvals. There are three grass paddocks extending to c. 6.74 acres (2.73 ha).

The property is registered with DEFRA and has a County Parish Holding (CPH) Number.

Offers Over £400,000



Location

Acey Farm is located on Acey Lane, north of Staithes Road to the West of Preston near Hull. The surrounding area includes residential properties and a commercial yard interspersed with agricultural land with the property having both northern and southern aspects. Via Staithes Road there is easy access to Hull Road, Saltend and Hull, leading ultimately to the M62. To the east Staithes Road provides access to Preston where there is a pub, a couple of restaurants, a butcher and barber shop. What3Words: [///organ.heavy.vines](https://www.what3words.com/organ.heavy.vines)

Farmhouse Accommodation

The accommodation is arranged over two floors and includes:

Kitchen

13' x 13' 11" (3.96m x 4.24m)

The kitchen is approached via a covered porch and includes shaker style fitted base wall and drawer units complimented with granite effect work surfaces with tiled splash back and inset stainless steel sin. There is an integrated electric oven, four plate ceramic hob with extractor hood over, the kitchen having a tiled floor. Additionally there is a Westwood solid fuel stove, off the kitchen there is a small utility/pantry with plumbing for an automatic washing machine.

Lounge

18' 9" x 13' 6" (5.72m x 4.11m)

Having a solid fuel stove set within a brick inglenook with timber over mantel.

Snug/Cloak Room

5' 3" x 7' 2" (1.60m x 2.18m)

Accessed from the lounge.

Front Entrance Hall

5' 2" x 10' 1" (1.57m x 3.07m)

Approached from a UPVC front entrance door and having turned stairs leading to the first floor, under stairs cupboard with quarry tiled floor.

Dining Room

144" x 156" (12' 0" x 13' 0")

Having open fire with brick surround and wooden mantel (presently boarded), laminated floor.

Bathroom

63" x 86" (5' 3" x 7' 2")

Approached from a half-landing, with three piece white suite being fully tiled and with extractor fan.

Bedroom 1

11' 11" x 13' (3.63m x 3.96m)

Having laminated boarded floor.

Bedroom 2

13'8" (min) x 13'1" (max) (4.17m (min) x 3.99m (max))

(max - Again with laminated floor and separate linen store, leading to.

Bedroom 3

13' 5" x 14' (4.09m x 4.27m)

Also with laminated floor.

House Garden

Garden to the south of the house, includes lawn secluded by trees.

House Outbuildings

Rear yard with access to front garden. Coal and log house. Brick former aviary. Attached brick and tile lean-to garage with power and light (3.3 m x 5.6 m).

Paddocks/Land

The property includes three paddocks. Paddock 1 (North) c. 1.26 ha (c. 3.11 acres). Paddock 2 (South) c. 0.57 ha (c. 1.41 acres). Paddock 3 (West) c. 0.90 ha (c. 2.22 acres) . The vendor reserves the right to take hay off these paddocks for the 2026 season.



Timber Stable Block

33' 10" x 12' 2" (10.31m x 3.71m)

Three stables with concrete floor and profile roof. Water tap with concrete plinth.

20 foot steel container**Livestock Building 1**

26' 3" x 12' 2" (8.00m x 3.71m)

Open livestock building, block plus fibre cement roof with four bays.

Livestock Building 2

20' 4" x 39' 10" (6.20m x 12.14m)

Block + pole barn with profile + steel sheet roof. Earth floor and small enclosed yard.

Livestock Building 3

16' 3" x 39' 10" (4.95m x 12.14m)

Brick + block cattle building. Concrete floor.

Barn/Tool Store

18' 1" x 30' 2" (5.51m x 9.19m)

Brick buttress walls, corrugated iron roof, concrete floor. Attached cow house/piggeries (5.50 m x 18.30 m). Subject to usual consents and approvals, possibility of converting to a separate annexe or holiday let.

Fold Yard

Concrete surface.

East Stable/Stalls

72' 2" x 14' 5" (22.00m x 4.39m)

7 x stables/stalls. Brick with corrugated iron roof, concrete floor.

Barn

52' 2" x 20' 8" (15.90m x 6.30m)

Steel trussed open bay barn with corrugated fibre cement roof and concrete floor.

Open Stores

12' 6" x 18' 8" (3.81m x 5.69m)

Block construction with profile mono-pitch roof and water trough.

Former Railway Carriage**Pig Stalls**

74' 10" x 18' 1" (22.81m x 5.51m)

6 x pig stalls. Block rendered with double pitch asbestos roof and concrete floor and 6 small stalls opening to yard.

Services

The property has, water, electricity and telephone connections. We assume that the property is not connected to mains (foul) sewer and acknowledge it may require a new septic tank system.

Tenure and Possession

The property is available freehold. It is anticipated that vacant possession will be granted on completion.

Outgoings

From internet enquiries via the GOV.UK website the property has been placed in Band E for council tax purposes. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

PENDING



Free Sales Market Appraisal

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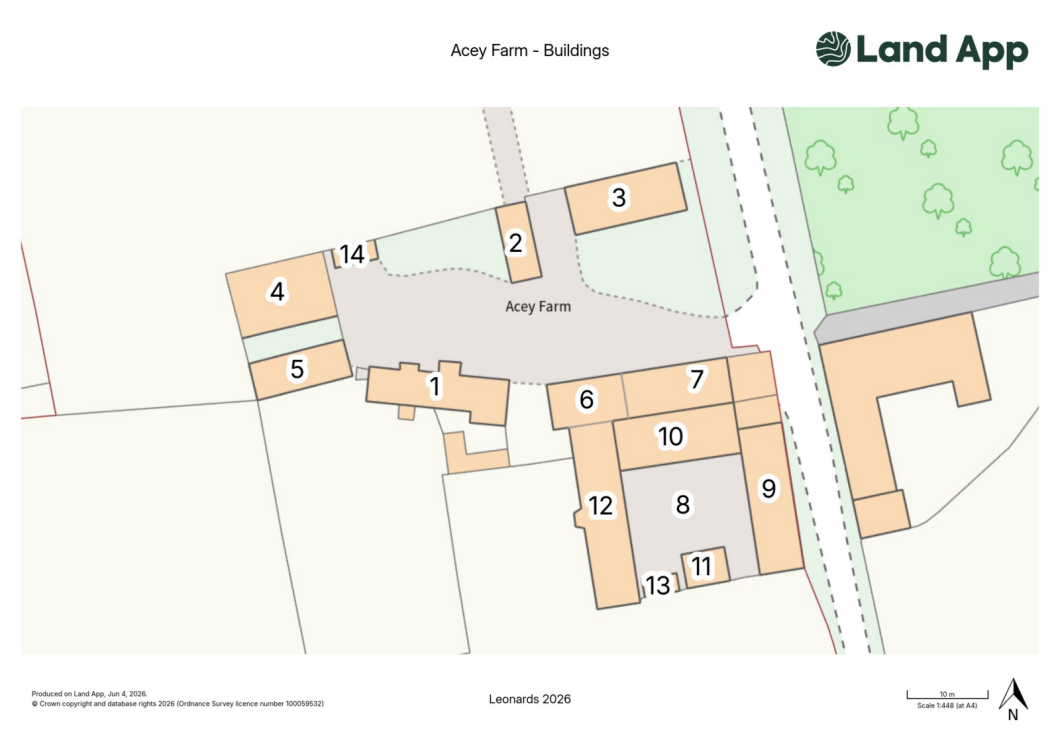
Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 375212.

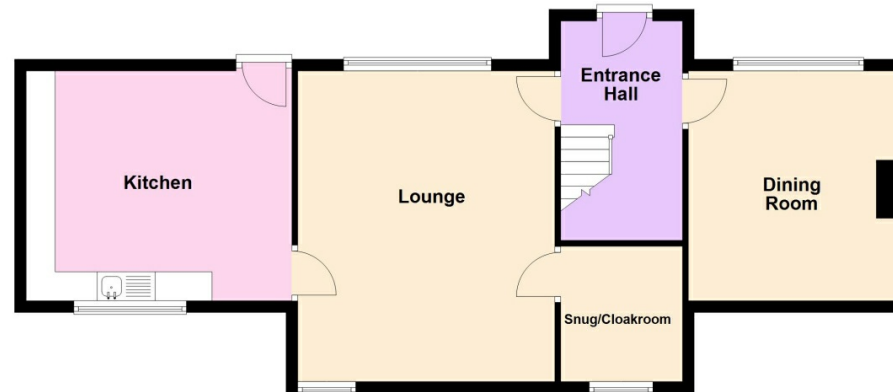
Farm Buildings

The farm buildings are approached directly from Acey Lane, in part over a concrete and stoned yard which includes a 20ft steel container.





Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		46
(21-38) F		
(1-20) G	8	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: Acey Lane, Preston, Hull

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