



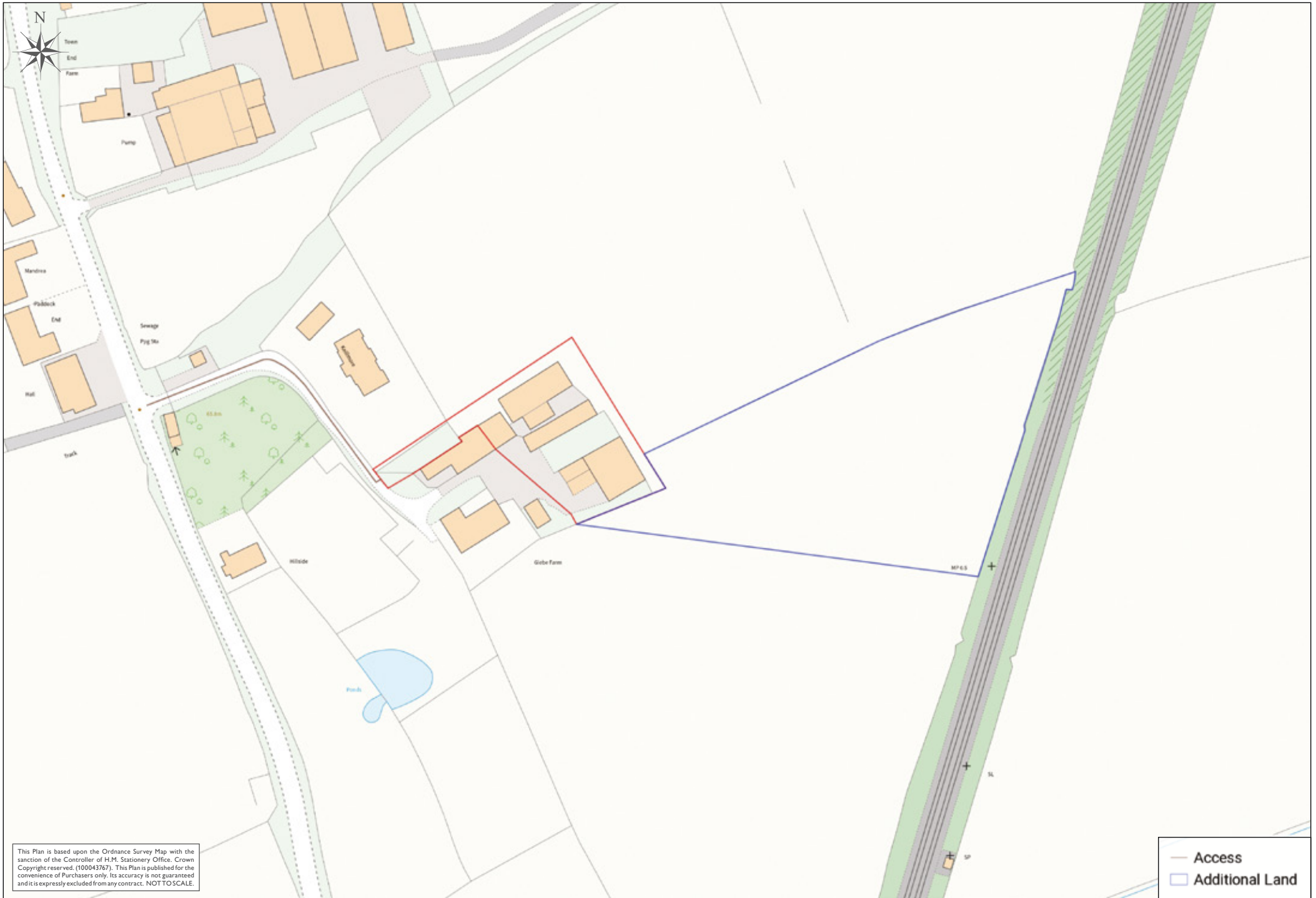
DEVELOPMENT OPPORTUNITY AT GLEBE FARM

Welbury, North Yorkshire



GSC GRAYS

PROPERTY • ESTATES • LAND



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DEVELOPMENT OPPORTUNITY AT GLEBE FARM

WELBURY, NORTH YORKSHIRE, DL6 2SE

Northallerton 7 miles, Yarm 8 miles, Darlington 14 miles
(distances approximate)

AN EXCITING OPPORTUNITY TO ACQUIRE A RANGE OF
AGRICULTURAL BUILDINGS WITH CLASS Q PLANNING CONSENT
FOR FOUR RESIDENTIAL UNITS, SITUATED NEAR THE SOUGHT-
AFTER VILLAGE OF WELBURY WITH EXCELLENT TRANSPORT LINKS

- Class Q planning consent for four dwellings
providing 6,909 sq. ft. of accommodation
- Easily accessible to Northallerton, Darlington, Yarm and the A19
- Additional 2 acre paddock available by separate negotiation

About 0.59 ac (0.24 ha)
FOR SALE FREEHOLD AS A WHOLE



5 & 6 Bailey Court, Colburn Business Park,
Richmond, North Yorkshire, DL9 4QL
Tel: 01748 829203
www.gscgrays.co.uk
farmagency@gscgrays.co.uk



Situation

Glebe Farm is located immediately south of the sought-after village of Welbury, approximately 7 miles north of the historic market town of Northallerton. The farm is situated in an attractive and secluded rural location yet conveniently located just 3.5 miles west of the A19.

The charming village of Welbury lies within picturesque countryside, offering a peaceful rural lifestyle with easy access to nearby towns and transport links. Local amenities include a church, village hall and a popular country pub, the Duke of Wellington.

The historic market towns of Northallerton, Darlington and Yarm are renowned for their vibrant communities and wide range of amenities, including shops, restaurants, schools, healthcare facilities, and leisure options. Northallerton train station offering direct services to York and London, with Teesside International Airport just 13miles away. Set amidst rolling countryside, these towns combine traditional market-town character with modern conveniences, making them highly desirable locations for families, commuters, and those seeking a balanced lifestyle.

Farm Buildings

A compact range of modern and traditional brick-built agricultural buildings centred around a partially concreted yard and accessible off Tofts Lane onto a privately owned access track.

The buildings principally comprise:

Building 01 – Timber portal frame construction with a duo-pitch roof. The elevations are enclosed with a mix of timber boarding and steel profile cladding.

Building 02 – Partly constructed of red brick with a tiled duo-pitch roof, and further sections comprising blockwork walls supporting a corrugated fibre cement mono-pitch roof.

Building 03 – A combination of stone and red brick elements, linked via a timber-framed and masonry addition.

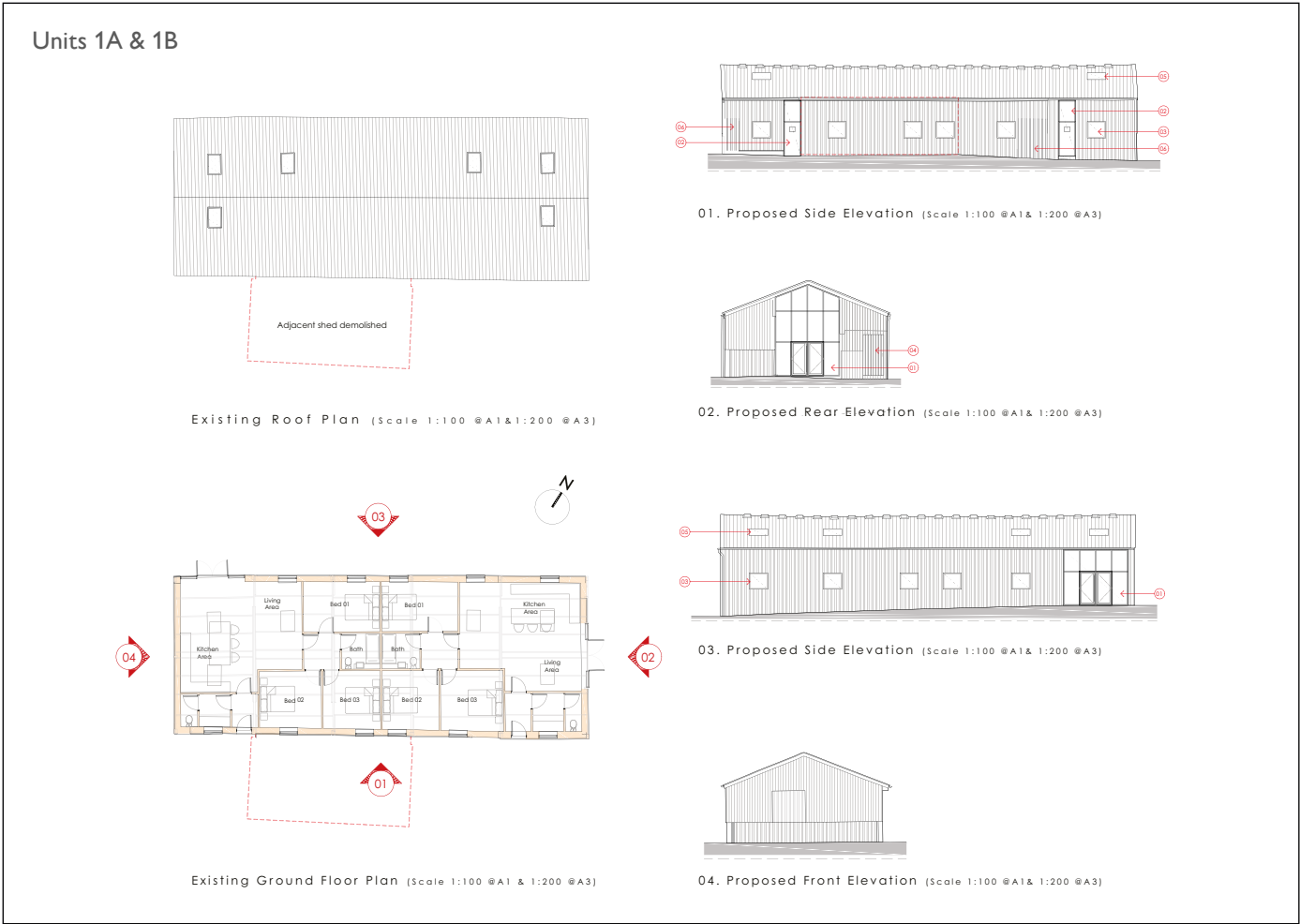
The farm buildings have historically been utilised for poultry housing and agricultural storage, extending in total to about 8,695 sq. ft.

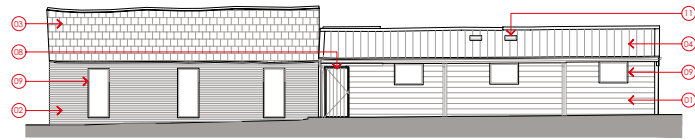
Planning Consent

The farm buildings have the benefit of Prior Approval (Class-Q) consent (ZB25/01020/MBN & ZB25/00945/MBN),) for the ‘conversion of three agricultural buildings to form four dwellings’ under a Decision Notice dated the 7th August 2025 which is subject to conditions.

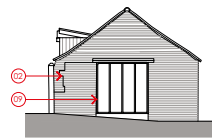
In summary, the consent provides:

Unit	Description	No. Bedrooms	GIA (sq. ft.)
1A	Semi-detached	3	1,065
1B	Semi-detached	3	1,054
2	Detached	3	1,270
3	Detached	4	3,520
Total			6,909





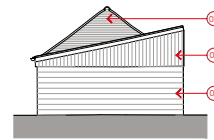
01. Proposed Front Elevation (Scale 1:100 @ A1 & 1:200 @ A3)



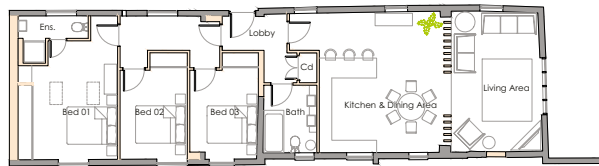
02. Proposed Side Elevation
(Scale 1:100 @ A1 & 1:200 @ A3)



03. Proposed Rear Elevation (Scale 1:100 @ A1 & 1:200 @ A3)



04. Proposed Side Elevation
(Scale 1:100 @ A1 & 1:200 @ A3)



Proposed Ground Floor Plan (Scale 1:100 @ A1 & 1:200 @ A3)

Unit 2

Additional Land

A 2-acre grass paddock located immediately adjacent to the farm steading to the southeast elevations is potentially available via separate negotiation (shaded blue on the sale plan).

The land is classified as Grade 3, with slightly acidic clay loam soils. It is generally level, ranging from approximately 62m to 67m above sea level, and is enclosed by a combination of mature hedgerows and post-and-rail fencing.

The paddocks offer potential for a variety of uses, including amenity, equestrian, or agricultural purposes. The Purchaser will be obligated to erect a stock proof fence along the southern boundary. Further information is available from the Selling Agent(s).

General Information

Occupation

The farm buildings are currently occupied in-hand with vacant possession available upon completion of sale.

Rights of Way and Easements

The property enjoys an unrestricted right of access over a private tarmacked access track owned by the Seller, with maintenance obligations to be apportioned according to the extent of use. Further details available upon request from the Selling Agent(s).

The property is sold subject to and with the benefit of all rights of way whether public or private, rights of water, light, support, drainage, electricity and other rights and obligations, easements, quasi-easements, restrictive covenants and all existing and proposed wayleaves whether referred to or not.

Services

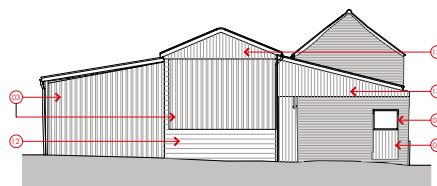
The farm is served by mains electricity and water.

The installation of sewerage treatment plants has been approved in accordance with the planning consent. Further details available from the Selling Agent(s).

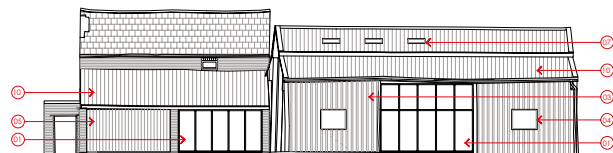




01. Proposed Front Elevation (Scale 1:100 @A1 & 1:200 @A3)



02. Proposed Side Elevation (Scale 1:100 @A1 & 1:200 @A3)



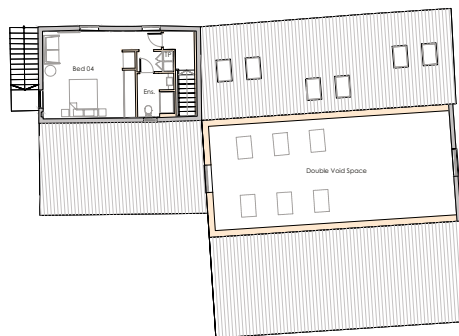
Proposed Rear Elevation (Scale 1:100 @A1 & 1:200 @A3)



04. Proposed Side Elevation (Scale 1:100 @A1 & 1:200 @A3)



Proposed Ground Floor Plan (Scale 1:100 @A1 & 1:200 @A3)



Proposed First Floor Plan (Scale 1:100 @A1 & 1:200 @A3)

Unit 3

Landscaping

The Purchaser shall be responsible for the construction of a stone wall along the southern boundary, creating suitable landscaping between Glebe Farmhouse and the proposed development site. The detailed specification shall be agreed upon with the Seller.

Designations

We are not aware of any historic or environmental designations.

Local Authorities

North Yorkshire County Council
Racecourse Lane, Northallerton DL7 8AD

Tel: 0300 131 2131

Method of Sale

The property is offered for sale by private treaty. It is anticipated that offers will be invited at a closing date for best bids, but the Seller reserves the right to agree a sale at any point without further reference to interested parties.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale. Some items fixtures and fittings may be available by separate negotiation and interested parties are invited to discuss their requirements directly with the Selling Agent(s).

Boundaries

Neither the vendor nor the vendor's agent will be responsible for defining the boundaries or their ownership thereof and the Purchaser(s) shall rely on their own inspections and the information appearing in the Land Registry. Maintenance responsibilities are indicated by T marks on the transfer plan.

Sporting, Timber and Mineral Rights

Sporting, timber and mineral rights are included in the sale in so far as they are owned.

Asbestos

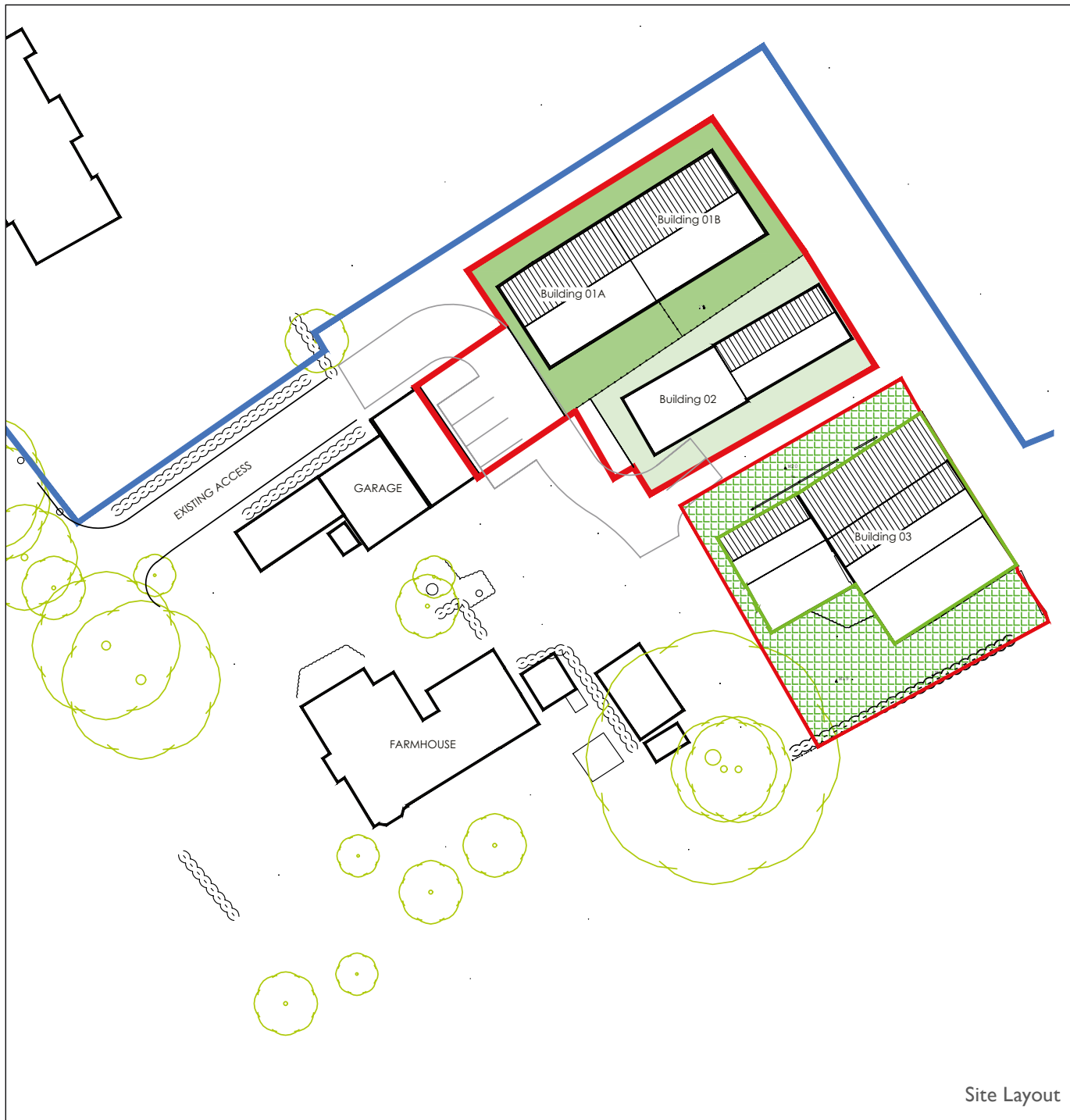
An asbestos survey has not been undertaken and on completion of the sale it will be the responsibility of the Purchaser(s) to comply with the Control of Asbestos at Work Regulations.

VAT

Any guide prices quoted or discussed are exclusive of VAT. Should any part of the sale or any rights attached to it become chargeable items for the purpose of VAT then this will be payable by the purchaser.

Viewing

Appointments to view will be through the Selling Agents only by calling 01748 829203. Given the potential hazards of a working farmyard, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.



Site Layout

Directions

From Northallerton, head northeast along Stokesley Road (B1448) towards the A19. After approximately 3 miles, turn right onto the B1264 towards Welbury. Continue for around 2 miles into the village. The property is located on the right-hand side and signposted by a GSC Grays sale board.

Postcode: DL6 2SE

what3words: ///skills.patching.moves

Conditions of Sale

Purchase Price - Upon exchange of contracts, a non-returnable deposit of 10% of the purchase price shall be paid. The balance will fall due for payment on completion at a date to be agreed and whether entry is taken or not with interest accruing at the rate of 5% above the Bank of England base rate.

Disputes - Should any discrepancy arise within these particulars of sale or the interpretation of them, the question shall be referred to the arbitration of the Selling Agents whose decision acting as experts will be final.

Plans, Areas and Schedules - These are based on the Ordnance Survey and Rural Land Register and are there for reference only. They have been carefully checked by the Selling Agent(s), and the Purchaser shall be deemed to have satisfied himself as to the description of the property and any error or misstatement shall not annul the sale does not entitle either party to compensation in respect thereof.

Overseas purchasers - Any offer by a Purchaser(s) who resides out of the United Kingdom must be accompanied by a guarantee from a bank who is acceptable to the sellers.

Lotting - It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.



DISCLAIMER NOTICE: PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows: 1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. 2. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to our presentation or warranty. This should not be relied upon as statements of facts and anyone interested must satisfy themselves as to their corrections by inspection or otherwise. 3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused. 4. Any plan is for guidance once only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and you should not rely on them without checking them first. 5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order. 6. Please discuss with us any aspects that are important to you prior to travelling to the property. Particulars written: October 2025. Photographs taken: September 2025.