

CASTLE GATE FARM
Leyburn, Wensleydale



GSC GRAYS

PROPERTY • ESTATES • LAND



CASTLE GATE FARM

LEYBURN, NORTH YORKSHIRE

Redmire 1.5 miles, Leyburn 6 miles, Richmond 13 miles
(all distances are approximate)

A PRODUCTIVE LIVESTOCK FARM WITH A CHARACTERFUL COTTAGE, AN EXTENSIVE RANGE OF TRADITIONAL STONE BUILDINGS AND MODERN LIVESTOCK HOUSING WITH FERTILE MEADOWLAND, PERMANENT PASTURE AND AMENITY WOODLAND, ALL IN A RING-FENCE

Stone-built, three-bedroomed cottage in need of modernisation.
Elevated position with superb south facing far-reaching views

A range of modern and traditional stone-built farm buildings with scope for alternative use, subject to obtaining the necessary consents

Combination of productive meadowland, permanent pasture and amenity woodland

Situated in the sought-after Wensleydale Valley
within the Yorkshire Dales National Park

About 218.76 acres (88.53 ha)
FOR SALE AS A WHOLE OR IN TWO LOTS



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Situation

Castle Gate Farm lies in the heart of the breathtaking Wensleydale Valley within the Yorkshire Dales National Park. Set amidst rolling hills and unspoilt countryside, the farm enjoys a peaceful yet convenient location just 1.5 miles from the charming village of Redmire and only 6 miles from the bustling market town of Leyburn.

The sought-after village of Redmire is an attractive destination and supports the local community with a community hall, church, pub and B&B. The charming market town of Leyburn is easily accessible and provides a full range of shops, services, supermarkets, pubs, restaurants, primary and secondary schooling options, and a weekly outdoor market.

Nestled within the picturesque Wensleydale Valley, the farm enjoys a truly idyllic rural setting while remaining easily accessible. The A1(M) at Junction 51 is within easy reach, providing swift access to the wider region, while Northallerton, on the East Coast Main Line, offers fast rail links to London and Edinburgh. For international travel, Teesside International Airport is just a short drive away, with regular domestic and overseas flights.

Description

Castle Gate Farm is a desirable livestock unit comprising a characterful cottage, an extensive range of traditional stone-built buildings and modern livestock housing with productive meadowland, permanent pasture and amenity woodland, extending in total to about 218.76 acres (88.53 ha).

The farm is being offered for sale either as whole or in two lots as follows:

Lot	Description	Area (ha)	Area (ac)
1	Castle Gate Farm - Includes cottage, farm buildings and surrounding farmland	25.80	63.75
2	Adjoining ring-fenced block of farmland with a separate access	62.73	155.01
TOTAL		88.53	218.76

Cottage

A charming three bedroom cottage built of dressed stone beneath a pitched slate roof that has been converted from a traditional barn. The accommodation is laid out over two floors, extending to approximately 1,163 sq. ft. and comprising:

Ground Floor: Entrance hall, kitchen dining room, sitting room and a boot room.

First Floor: Landing area, two double bedrooms, a single bedroom and a bathroom.

The cottage has a superb south facing aspect with attractive views overlooking the River Ure and rolling open countryside. It would benefit from a schedule of modernisation throughout.

Farm Buildings

The farm buildings are centred around a partially concreted yard and principally comprise a range of modern steel portal frame buildings, including cubicle housing for 100 head of cattle, loose livestock housing (converted from a former dairy), additional heifer cubicle housing and machinery / general purpose storage facilities. These buildings are in useable condition for basic agricultural purposes, although require significant improvements.

There is also an extensive range of traditional stone buildings located on the northeast corner of the yard, adjacent to the cottage. These stone-built buildings are in relatively poor condition and have limited agricultural use, although offer scope for alternate use, subject to obtaining the necessary consents.

Plan No.	Building Name	Description	Approx. Area (sq. ft.)
1	Cubicle Housing	Steel portal frame with a part fibre cement / profile steel sheet roof, central feed passage, 100 cubicles and a concrete floor.	10,200
2	General Purpose Building	Steel portal frame with a fibre cement roof, reinforced concrete block retaining walls, Yorkshire boarding and a concrete floor.	4,500
3	Loose Livestock Housing	Former dairy facilities converted into loose livestock housing. Concrete block construction, asbestos / profile steel sheet roof, cattle handling facilities and a concrete floor.	4,650
4	Cubicle Housing & Lean-to	Timber frame with a profile steel roof, Yorkshire boarding, 60 heifer cubicles and a concrete floor.	3,600
5	Traditional Barn	Double-storey (in part) stone-built barn with a profile steel sheet roof and concrete floor.	2,903
6	Traditional Barn	Double-storey (in part) stone-built barn with a slate roof and concrete floor.	1,145
7	Traditional Barn	Single stone-built outbuilding with a slate roof and a concrete floor.	2,662
8	Traditional Barn	Double-storey stone-built barn with a profile steel sheet roof and concrete floor.	1,331



Castlegate, Redmire

Approximate Gross Internal Area

8041 sq ft - 747 sq m



Farmland

The farmland extends in total to about 218.76 acres, comprising 53.62 acres of mowable grassland, 154.14 acres of permanent pasture and 5.21 acres of amenity woodland with the remaining land associated with the farm steading and tracks.

The land is classified as Grade 4 with freely draining, slightly acid loam soils, lying between 170m and 270m above sea level. The fields are enclosed by a combination of dry-stone walls and post and wire fences which would benefit from upgrading in areas. Water for livestock is provided from natural sources.

It is available in two blocks; Lot 1 with the cottage and steading ground and 63.75 acres and Lot 2 with 155.01 acres with no buildings.

GENERAL INFORMATION

Rights of Way and Easements

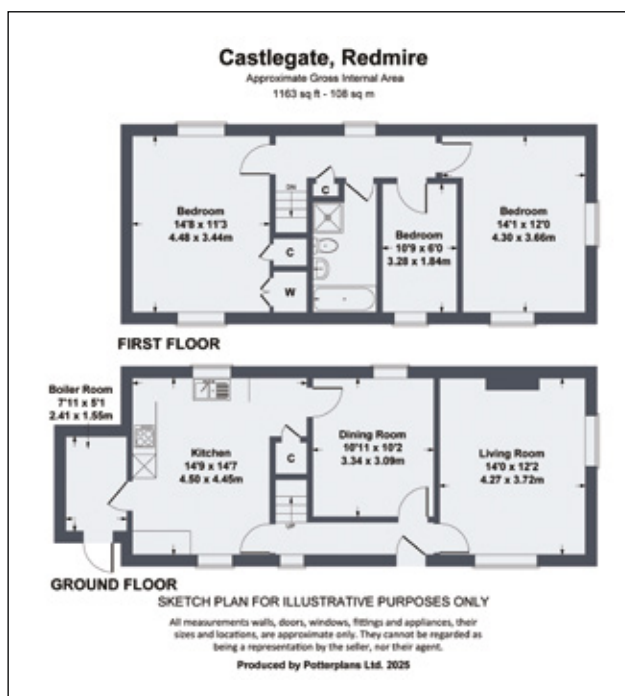
Two public footpaths cross the land; both situated over approximately 200 metres from the farm steading.

The neighbouring Castle Bank Farmhouse is excluded from the sale and has a right of access over the main drive (only) with shared maintenance responsibilities formally in place.

The land is sold subject to a right of access to enter field parcels 0664, 7083 and 7961 along an existing stoned access track for the purposes of agricultural use only (access route indicated by a brown line on the sale plan).

The farm is sold subject to and with the benefit of all other 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.

Further details in respect of the above are available from the Selling Agent(s).





Lot 2



Lot 1

Services

The farm is served by a mains electricity and a private spring water supply.

The cottage is heated by an oil fired combination boiler with domestic drainage to a septic tank (assumed to be non-compliant).

Local Authorities

North Yorkshire County Council
County Hall Racecourse Lane, Northallerton, DL7 8AD

T: 0300 131 2131

Council Tax

Cottage – Band E

EPC

Cottage – Band D

Designations

Yorkshire Dales National Park.

Basic Payment Scheme

All future delinked BPS payments are to be retained by the Seller.

SFI Agreements

The farm entered into a Sustainable Farming Incentive (SFI) agreement which forms part of a wider scheme. The agreement includes but is not limited to winter bird food on improved grassland and management of grassland with very low nutrient input options. The agreement expires on 31st October 2026 and cannot be transferred and will be removed from the scheme. The Purchaser(s) will indemnify the Vendor against any non-compliance from the date of completion.

Method of Sale

Castle Gate Farm 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.

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 will be indicated by T marks on the transfer plan.

Sporting Rights & Mineral Rights

Sporting rights are owned by a third party and are excluded from the sale.

Mineral rights are included in the sale in so far as they are owned.

Fixtures, Fittings and Equipment

Only those items specially mentioned in these sale particulars are included in the sale.

Timber

All standing and fallen timber will be included in the sale.

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. No election to tax has been made in respect of the property.

Employees

There are no employees to be retained.



Viewing

Appointments to view will be through the Selling Agents only by calling - T: 01748 829203.

Given the potential hazards of a working farm, we ask that all parties wishing to view are as vigilant as possible particularly around buildings, machinery and livestock.

Farm Dispersal Sale

The Seller reserves the right to hold a farm dispersal sale on the property up to one month following completion of the sale.

Directions

From Leyburn, head west on Wensley Road (A684) for 1.25 miles before turning right taking signs for Castle Bolton. Continue for 3.5 miles, proceeding through the village of Redmire. Continue onto Brunton Bank Road for a further 1 mile. The farm is located on the right-hand side and sign posted by a GSC Grays sale board.

Postcode

DL8 4EY

what3words:

///banana.habits.streetcar

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.

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.

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 Agent(s) whose decision acting as experts will be final.

Overseas purchasers

Any offer by a Purchaser(s) who is resident 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.

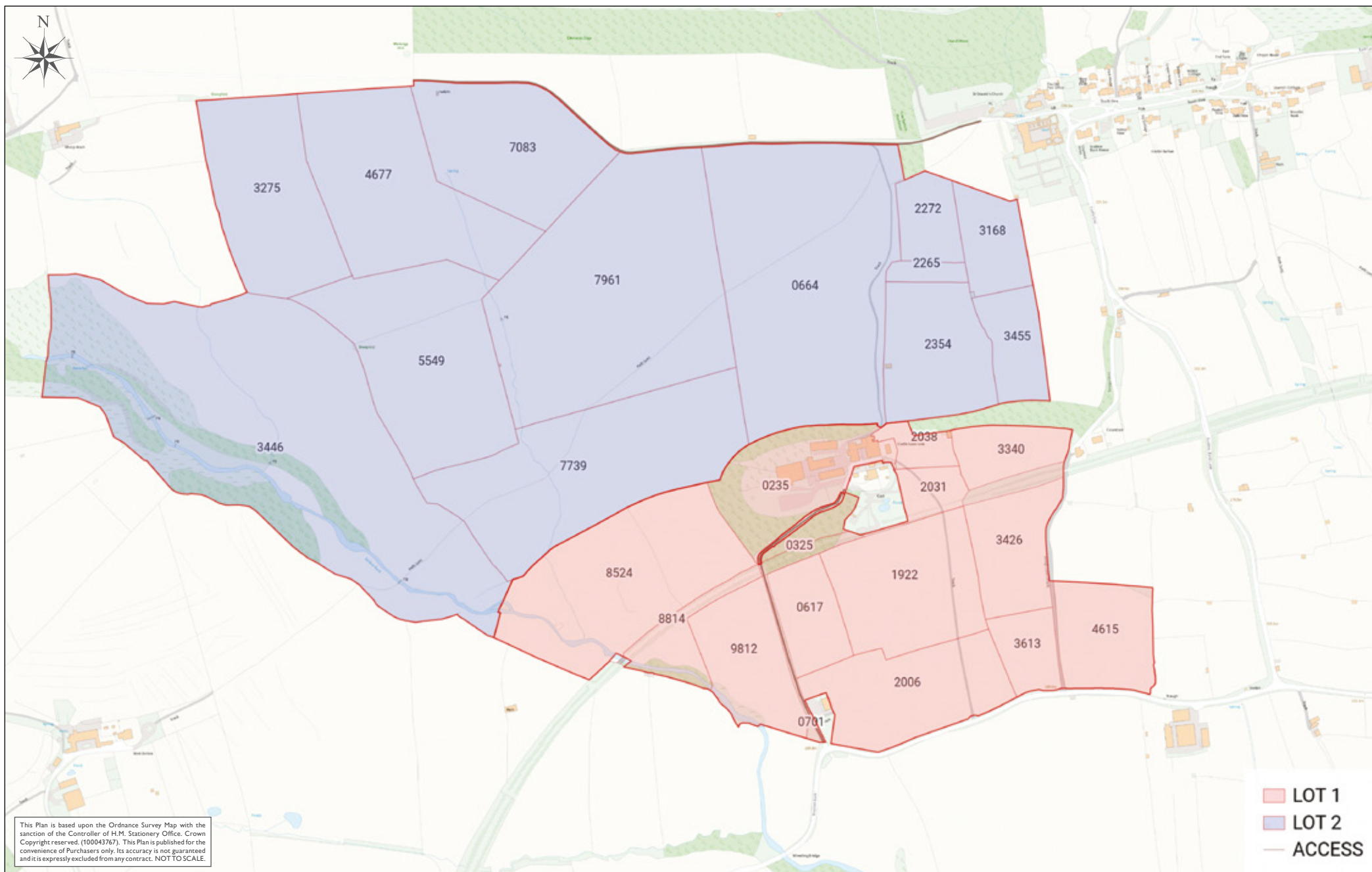
Apportionments

The council tax and all other outgoing shall be apportioned between the Seller and the Purchaser(s) as at the date of completion.



Lot	Parcel Number	Meadowland (ha)	Permanent Grassland (ha)	Woodland (ha)	Other (ha)	Area (ha)	Area (ac)
1	0235			1.38	1.49	2.87	7.09
1	0325			0.24	0.01	0.25	0.62
1	0617	1.22				1.22	3.01
1	0701	0.03				0.03	0.07
1	1922	3.26				3.26	8.06
1	2006	2.96				2.96	7.31
1	2031	0.56				0.56	1.38
1	2038	0.46				0.46	1.14
1	3340	1.04				1.04	2.57
1	3426	1.76				1.76	4.35
1	3613	0.86				0.86	2.13
1	4615	1.88				1.88	4.65
1	8524		5.05		0.09	5.14	12.70
1	8814	0.77	0.09		0.05	0.91	2.25
1	9812	2.00	0.01		0.06	2.07	5.11
1	N/A				0.53	0.53	1.31
1	TOTAL	16.80	5.15	1.62	2.23	25.80	63.75
2	0664		8.94			8.94	22.09
2	2265		0.3			0.30	0.74
2	2272		0.95			0.95	2.35
2	2354				0.01	2.58	6.38
2	3168					1.18	2.92
2	3275		3.85			3.85	9.51
2	3446		14.08	0.49	0.10	14.67	36.25
2	3455	1.15				1.15	2.84
2	4677		4.98			4.98	12.31
2	5549		5.21			5.21	12.87
2	7083		3.74			3.74	9.24
2	7739		6.21			6.21	15.34
2	7961		8.97			8.97	22.16
2	TOTAL	4.90	57.23	0.49	0.11	62.73	155.01

Following changes to the field schedule, the advertised acreage has been amended.



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: Summer 2025. Photographs taken: Summer 2025.

