



Low Gill Farm

Agglethorpe, Leyburn, DL8 4TN



Robin Jessop

AN INCREDIBLY UNIQUE OPPORTUNITY TO PURCHASE A RENOVATION PROJECT WITH A RANGE OF AGRICULTURAL BUILDINGS SET IN 4.10 ACRES

- Traditional Four Bedroom Farmhouse In Need of Renovation Throughout
- 2 Detached Barns - Conversion Potential
- Range of More Modern Buildings with Stabling, Livestock Housing and Fodder Storage Potential
- All Beautifully Set in 4.1 Acres
- Stunning Rural Location
- Guide Price : £600,000

SITUATION

Middleham 3 miles, Leyburn 4 miles, Aysgarth 8 miles, A1(M) Interchange at Leeming Bar 14 miles, Hawes 17 miles, Northallerton 21 miles, Darlington 27 miles (all distances are approximate).

Agglethorpe is a small and picturesque rural hamlet within Coverdale. It is a short distance away from the thriving market town of Leyburn which offers a wide range of services, facilities and amenities including shops, pubs and schools. It is also within travelling distance of the market towns of Hawes, Northallerton and Darlington which offer further services as well as transport links such as train station with regular services to London King's Cross.

The property is also within an accessible and commutable distance to the A1(M) interchange (junction 51 at Leeming Bar) which offers access to a wider range of road networks.

Low Gill Farm is located on the northern side of Coverdale and within easy reach of Middleham Gallops.

The property faces south and benefits from stunning rural views of open countryside and direct roadside access.

DESCRIPTION (REFER TO FLOOR LAYOUT PLAN)

Low Gill Farm is brought to the market and offers an incredibly unique and rare opportunity to acquire a highly versatile



farmhouse with a range of traditional and more modern agricultural buildings and 4.10 acres of land in need of complete renovation with equestrian potential.

The property is entered into via a utility area which leads to the former dairy. This then leads through to the kitchen/diner from where the rooms lead off. The ground floor of the property features both a good sized dining room, lounge and spacious hallway which leads to the first floor. The first floor of the property features four good sized double bedrooms and a family bathroom.

Internally, the property is in need of total renovation. However, the large rooms and layout provide a fantastic opportunity to create a beautiful family home.

Externally, the property features a range of agricultural buildings. There are 2 traditional stone buildings Nos 1 & 2, and a more modern range of timber portal framed buildings extending to 10,250ft². The stone buildings hold significant development potential for conversion subject to obtaining planning permissions.

The grassland is situated below the steading area and offers a block of gently undulating permanent pasture which is ideal for grazing livestock or horses. There is also an attractive stream which runs along the south-western boundary. It should be noted that there is a public footpath which crosses the land and has been marked on the plan attached.

It will be the responsibility of the purchaser to erect and thereafter maintain a post and pig net fence with a top rail from points A-B-C on the plan, within 6 months of the sale completing.

Overall, Low Gill Farm offers a fantastic opportunity to purchase a truly unique project in need of renovation, which could be used to create a family home, small holding or rural small development.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01677 425950 or 01969 622800.

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.



METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

BOUNDARIES

The ownership of the boundaries are shown edged red with inward facing "T" marks on the plan attached.

WHAT3WORDS

///recapture.handfuls.weep

FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band F.

SERVICES

Mains electricity. Private water supply. Drainage to a septic tank. Oil fired central heating.

Water - We have been quoted £2,350 plus VAT from Dales Water to bring the drinking water up to modern standards.

Foul Drainage - We have had the septic tank tested and they have confirmed that the tank is not compliant with the current General Binding Regulations and requires replacing. We have had a budget quote from RA Dalton Waste Water Specialists for a new treatment plant which will cost £14,070 plus VAT.

Please note copies of the above quotes can be emailed upon request.

ASBESTOS

With regards to any asbestos on the property, a detailed asbestos survey has not been carried out. On completion of the sale, it will be the responsibility of the Purchaser(s) to comply with the Control of the Asbestos Act at Work Regulations 2012.

USEFUL ADDRESSES

Yorkshire Dales National Park Authority, Yoredale, Bainbridge, Leyburn, North Yorkshire, DL8 3EL. Tel: 01969 652300

Dales Water Services Ltd, Witherick Lane, Melmerby, Ripon HG4 5JB – enqs@daleswater.co.uk

RA Dalton Waste Water Specialists, Burtree Farm, Cowshill, Bishop Auckalnd, Co durham DL13 1DB – 01388 537030. Email: info@radalton.co.uk

Vendors Solicitor - Place Blair & Hatch, 240 High Street, Northallerton DL7 8LU – 01609 780101. Acting Solicitor: Sean Veakins. Email: seanveakins@pbh-law.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	33 F	
1-20	G		

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Approximate gross internal area

House 210 sq m - 2260 sq ft

Stone Buildings/Outbuilding 150 sq m - 1615 sq ft

Total 360 sq m - 3875 sq ft



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

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Scale:- 1/1250	Area	Low Gill Farm, Agglethorpe, Leyburn, DL8 4TN	Plan No: 4087.LRCP.01A	ADH SITE SURVEYS LTD
Date:- March 2026	1.66 Ha 4.10 Acre			

