

Ribba Hall Farm

Bishopdale, Leyburn, North Yorkshire

STRUTT & PARKER

BNP PARIBAS GROUP

An attractive ring-fenced grassland farm in the stunning Yorkshire Dales with established diversification income.

Key Features

- Grade II listed four-bedroom Farmhouse
- Three bedroom holiday let
- Traditional farmstead including modern farm buildings
- Five field barns with potential development opportunities (subject to planning)
- Ring-fenced block of permanent pasture and woodland
- Sheep gaits on local common (Bishopdale Edge)
- Fishing rights on the Bishopdale Beck

About 207.85 acres (84.11ha) in total for the whole

About 15.83 acres (6.41 ha) for Lot 1

For sale as a whole or just as Lot 1

Distances

- Leyburn 11 miles
- Hawes 13 miles
- Grassington 16 miles
- Settle 25 miles
- A1 (M) 31 miles.



Situation

Nestled in the heart of the Yorkshire Dales, Ribba Hall Farm benefits from breathtaking panoramic views across open countryside towards the wider landscapes of the Yorkshire Dales National Park. Despite its tranquil setting, the property is far from isolated. A short drive brings you into Leyburn's charming market square, with its independent shops, cafes, traditional inns and essential amenities.

Schooling

An array of primary schools all within 15 miles including Bainbridge Church of England Primary School, Hawes Community Primary School and Leyburn Primary School.

Equally, some very sought after secondary schools including Wensleydale School, Bedale High School and Sedbergh School.

Farmhouse

A well-proportioned, four-bedroom, Grade II listed farmhouse offering generous and versatile living accommodation. The ground floor comprises a comfortable sitting room and formal dining room both fitted with a wood-burning stove. An open-plan kitchen with a Rayburn cooker and a boot room/ office space including a shower room. The first floor provides a landing, four double bedrooms and a family bathroom.

The farmhouse is Grade II listed and thought to have been built in the late 17th century. It has been fully refurbished and is presented to an excellent standard by the current owners. It is built of stone and under a pitched roof boasting a spacious west facing garden which adjoins Bishopdale Beck.

















Beckside Cottage

Beckside Cottage is a thoughtfully presented and highly versatile holiday let arranged over two floors, carefully configured to maximise guest comfort and income potential.

The ground floor offers a welcoming double bedroom with en-suite, a cosy sitting room with wood-burning stove and a spacious kitchen equipped with a dining area. The first floor is accessed via two staircases at either end of the property. Approach from the eastern staircase offers a living room and utility, approach from the western staircase offers a spacious twin room with en-suite and an additional double bedroom with large en-suite bathroom. This layout complements the property beautifully, creating privacy to suit family or group bookings.

Beckside Cottage is also listed and structurally in keeping with the main Farmhouse. The cottage holds an occupancy restriction for holiday use only and is currently run as a successful holiday let business.

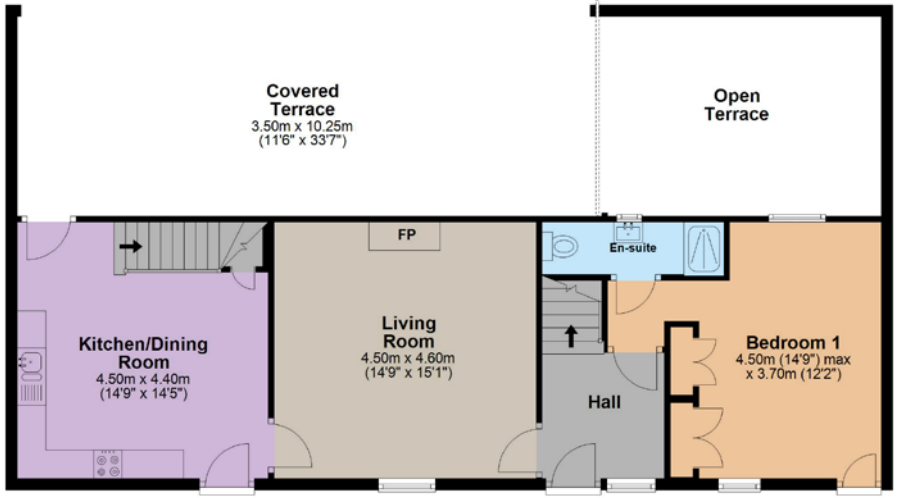




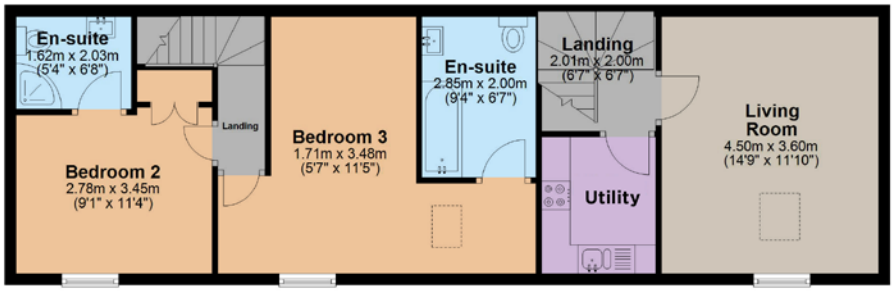


Beckside Cottage Floorplan

Total internal area 2,043.3 sq ft (189.8 sq m)
For identification purposes only.



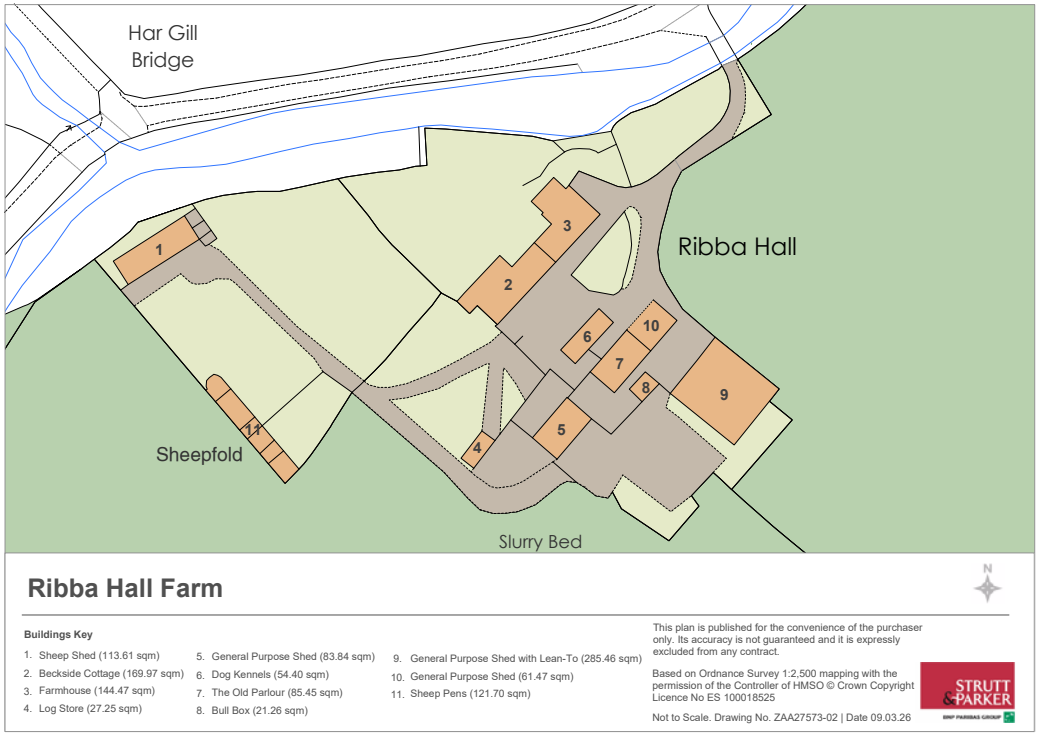
Ground Floor



First Floor

Farmstead

The Farmstead consists of: Farmhouse, Beckside Cottage, Log Store, General Purpose Shed, Dog Kennels, The Old Parlour, Bull Box, General Purpose Shed with Lean-To, General Purpose Shed, Sheep Shed and Sheep Pens.



Farmland

The farmland consists of:

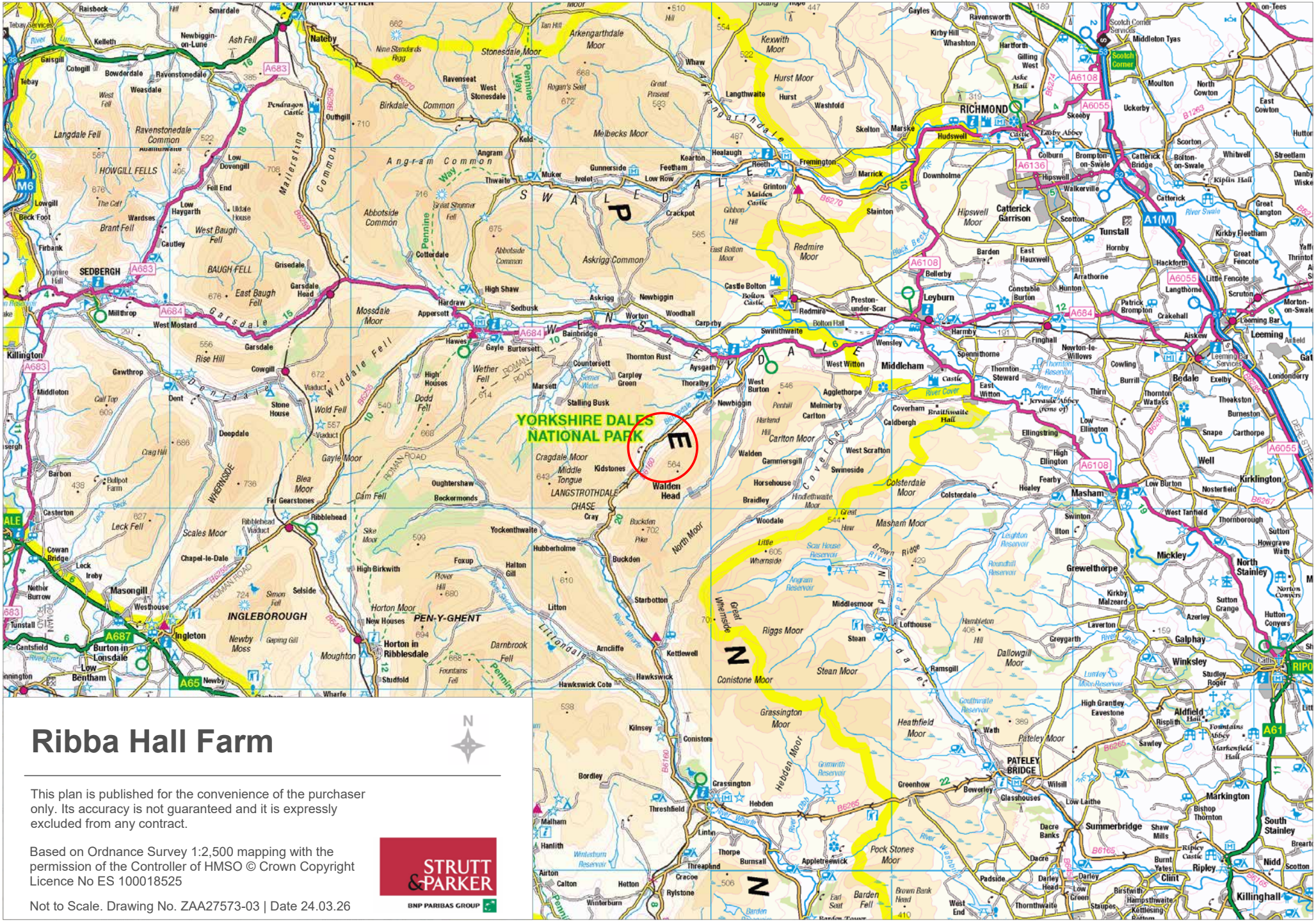
- About 69.07ac (27.96ha) of permanent pasture
- About 23.4ac (9.47ha) of woodland
- About 112.88ac (45.69ha) of moorland
- About 2.48ac (1.01ha) of buildings and water
- About 63 sheep gaits on Bishopdale Edge Common

About 207 acres (84ha) in total.

Land grade 4/5 according to Natural England.


Shake Holes
CS
Spring
Bishopdale
Sheepfold
Springs
FW
Butts
Und
Mile Stone Hill
Waterfall
Myers Garth Allotment
Skell Gill
Cairn
Newhouse Gill
FW
Ribba Hall Farm
Total Area (ha / ac)
Pasture/Grassland
Moorland
Woodland
Water
Buildings
Residential
N
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Ribba Hall Farm

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General

Method of sale: Ribba Hall Farm is offered for sale as a whole or just as Lot 1, by private treaty. Subject to the leases, licenses and agreements outlined below. Further details are available from the vendor's agent.

The land at Ribba Hall Farm is let via an annual grazing licence.

As previously mentioned, the property holds about 63 sheep gaits associated with Bishopdale Edge. These gaits give the prospective purchaser(s) the right to graze on the Fell, however, they do not hold any associated shooting rights. The sheep gaits are currently rented to a neighbouring farmer.

Tenure: The freehold is offered for sale as a whole, or in up to 1 lot, by private treaty.

Services: The Farmhouse and Beckside Cottage are serviced by a spring water supply and mains electricity.

There is private drainage provided by a septic tank from the Farmhouse and Cottage, with both properties benefiting from oil-fired central heating in the form of under-floor heating and radiators. Perspective purchasers should however make their own enquiries of the relevant utility providers for the possible provision of services. We understand that the private drainage system is currently being replaced by the present owners.

All of the properties including the farm buildings have single phase electricity.

Sporting, timber and mineral rights: The timber and mineral rights are included in the freehold sale, in so far as they are owned. The sporting rights are available by separate negotiation.

Mobile coverage/broadband: Information can be found here https://checker.ofcom.org.uk/en-gb/mobile-coverage

EPC and Council Tax:

Property	EPC Rating	Council Tax Band	2025/26 Payment
Ribba Hall Farm	E	D	£2,522.78
Beckside Cottage	C	-	-

Wayleaves, easements and rights of way: The property is being sold subject to and with the benefit of all rights including, rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

There is one public footpath over the land. Further details are available from the vendor's agent.

Payment Schemes: The majority of the land at Ribba Hall Farm is entered into a Mid-Tier Countryside Stewardship and a Higher-Tier Woodland Agreement. The Mid-Tier agreement is due to expire on 31 st December 2026 and generates an annual income of about £23,000. The Higher-Tier agreement is due to expire on 31 st December 2031 and generates an annual income of about £1,200.

The purchaser will be deemed to have full knowledge of the scheme(s) and will take it on and comply with the scheme from completion if necessary. Further details are available from the vendor's agent.

The vendor will retain any scheme payments payable up to completion. Further details are available from the vendor's agent. De-linked payments are not included in the sale.

Employment: There are no TUPE obligations connected with this sale.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property, or any part of it, or any right attached to it, becomes a chargeable supply for the purposes of VAT, such tax will be payable in addition.

Local authority: Richmondshire District Council (01748 829100)

Solicitors: Latimer Hinks Solicitors, 5-8 Priestgate, Darlington, DL1 1NL.

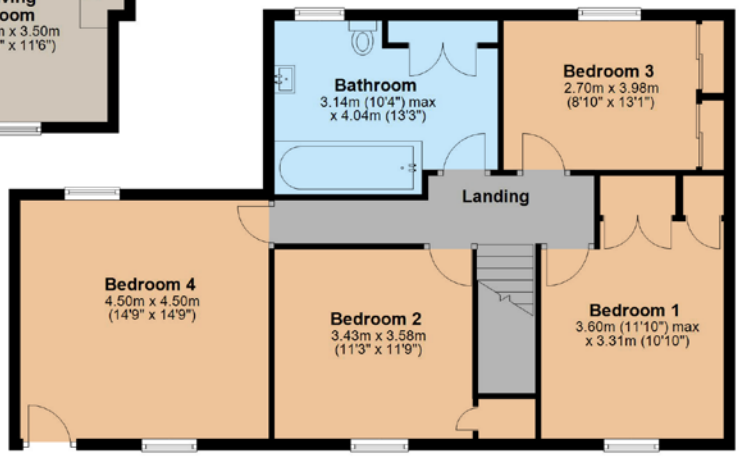
Health & safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection for your own personal safety, particularly around the farm buildings and machinery.







Ground Floor



First Floor

Farmhouse Floorplan

Total internal area 1,974.9 sq ft (183.5 sq m)
For identification purposes only.

Planning: There are no existing planning permissions granted for Ribba Hall Farm. Perspective purchasers are advised that they should make their own enquiries of the local planning authority as to the current status and future potential of the land being sold.

Whilst prospective purchasers should satisfy themselves as to all matters affecting the property (including planning permissions and listed building consents) and take such advice as they consider appropriate, the sellers' solicitors will provide a note dealing with planning and listed building matters (together with other property-specific issues) to the successful purchaser's solicitors following issue of the memorandum of sale. Any offer is subject to receipt and review of that planning note and prospective purchasers should not incur search, survey or other similar costs until they have done so.

Guide price: As a Whole: £2,350,000. Lot 1: £1,350,000

Viewings: Strictly by confirmed appointment with the vendor's agents, Strutt & Parker in Northallerton 01609 780306.

Northallerton
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northallerton@struttandparker.com
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Over 50 offices across England and Scotland, including Prime Central London

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