



Low Brooms Farm Buildings & Land, Leadgate, DH8 7SR
Guide Price £850,000

**Vickers
& Barrass**
— Est. 1973 —
Land and Estate Agents

Low Brooms Farm presents an excellent opportunity to purchase a range of buildings, one of which includes ten stables, the others are suitable for livestock and storage, together with permanent grassland and woodland shelter belt, in all extending to 17.22 hectares (42.56 acres).

The land benefits from far reaching views and may be suitable for alternative uses such as camping / caravan site, subject to obtaining the necessary consents.

- Seven parcels of permanent grassland extending to 13.52 hectares (33.40 acres)
 - Commercial livery with 10 indoor stables and outdoor arena
 - Workshop with inspection pit
 - Roadside access
 - Accessible and desirable location



www.vickersandbarrass.co.uk

LOCATION

Low Brooms Farm is situated on the outskirts of Leadgate, a small village in County Durham, and lies in a convenient position around 2.5 miles to the east of the larger town of Consett, and 2.5 miles west of Annfield Plain. Durham is located approximately 12.5 miles to the south east and Newcastle is 12.7 miles to the north east.

What3words ///student.chatting.perfectly

ACCESS

The property is accessed from Brooms Lane which leads off the roundabout to the east of Leadgate, connecting the A692.

DESCRIPTION

Low Brooms Farm comprises a steading with a range of buildings and seven parcels of permanent grassland with woodland along the eastern boundary. To the south of the buildings is a riding arena. In all the property extends to 17.22 hectares (42.54 acres).



The property has previously had planning permission for the storage of 40 caravans in the farmyard. The farmyard and buildings have the benefit of an operator's licence.

The property is identified on the Sale Plan, the area hatched red is excluded from the sale.

Land

There is a small paddock to the north of the steading with the remainder of the land to the south. The land is relatively flat and is currently used for livestock grazing, although could be suitable for hay / silage production. The boundaries are all stock proof with post and wire fencing and hedges. There is a mains water connection to the land.

The land benefits from excellent views over surrounding countryside and may be suitable for an alternative use such as a camping or caravan site, subject to obtaining the necessary consents.

In accordance with the Provisional Agricultural Land Classification, the land is classified as Grade 4. The



soils are a mixture of slowly permeable seasonally wet acid loamy and clayey soils and restored soils mostly from quarry and opencast spoil.

Field Number	Area (ha)	Area (ac)	Description
	1.57	3.90	Farmyard and track
NZ1351 8646	3.63	8.97	Pasture
Unregistered	0.20	0.49	Pasture
NZ1351 9735	1.39	3.43	Woodland
NZ1351 9125	1.62	4.00	Pasture
NZ1351 8126	1.76	4.35	Pasture
NZ1351 8213	6.31	15.59	Pasture
NZ1451 0310	0.74	1.83	Woodland
Total	17.22	42.54	

Buildings

The buildings are approximately 200m from the road and are in excellent condition. Comprising two opened fronted general purpose storage buildings



and a static caravan on the western boundary with a livestock building opposite. To the south is a pole barn used for storage and as a workshop, this includes an inspection pit, adjoining this building to the east is the Dutch barn and a further general purpose storage building. Adjacent, to the south is the building which houses the stables, this is accessed through the buildings or from the track which runs along the eastern boundary. The buildings are identified on the block plan and corresponding table below.

The riding arena is to the south of the stables, it is approximately 34m x 18m with a woodchip surface and post and rail fence boundary. Planning permission was granted in 2012 for the stables to be used as a commercial livery.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is registered with the Rural Payments Agency and the de linked Basic Payment has been claimed. The land is not subject to any countryside or environmental schemes.

DESIGNATIONS

The land lies within a disadvantaged area in accordance with Less Favoured Areas (England) and is situated in a Nitrate Vulnerable Zone.

THIRD PARTY RIGHTS OF WAY

The property is subject to rights of access in favour of the owners of Low Brooms Cottage and Low Brooms Farmhouse. The route is identified on the Sale Plan by a dashed purple line.

SERVICES

The property is served by mains water and electricity.

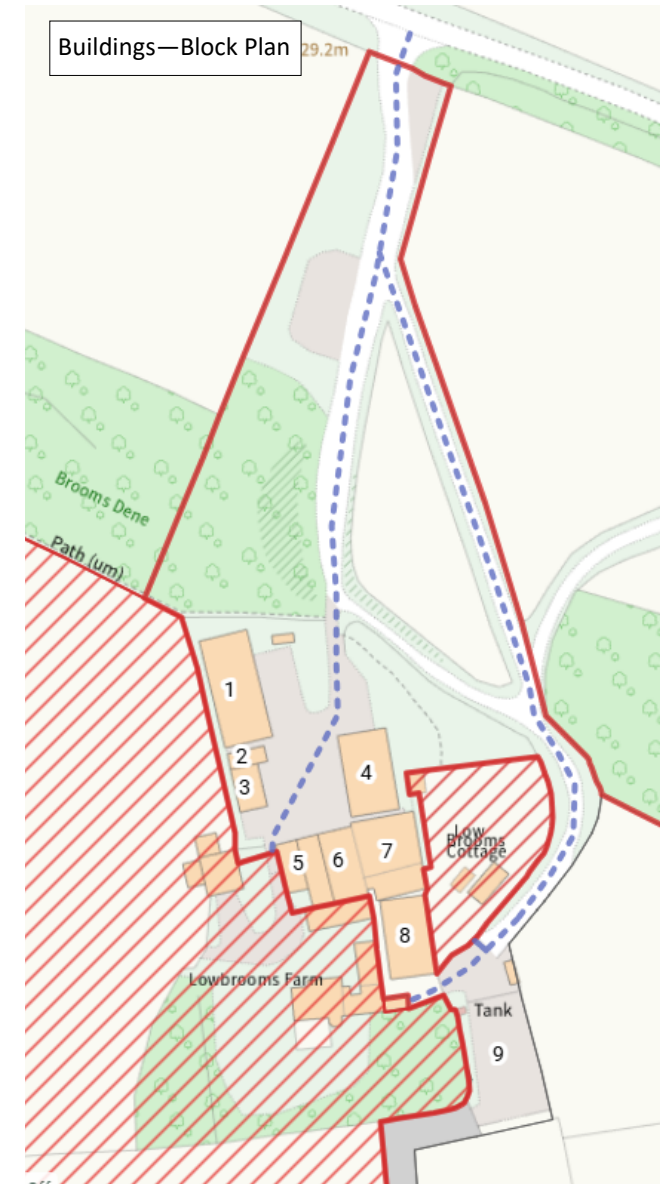
Building Number	Description	Approximate Size (metres)
1	SPF 5 bay, open fronted, storage building	30 x 13
2	Static Caravan	10 x 4
3	SPF 2 bay, open fronted, storage building	11.5 x 7
4	SPF 5 bay livestock building with feed barrier	23 x 13
5	Pole barn with workshop and inspection pit	20 x 11.5
6	Dutch barn	20 x 9
7	SPF 5 bay, storage building	22 x 17
8	SPF 5 bay building housing 10 stables	22 x 12
9	Riding Arena	34 x 18

PUBLIC RIGHTS OF WAY

The land is subject to one public footpath, which crosses parcel NZ1351 8213, this is shown on the sale plan by a green dashed line.

EASEMENTS AND OUTGOINGS

The property is 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.



SPORTING AND MINERAL RIGHTS

We are advised the sporting rights are owned and in hand. The mineral rights are excluded.

MATERIAL INFORMATION

The land and buildings are not subject to council tax and they do not have an EPC rating.

It is understood that the property has access to a good broadband connection and has good mobile phone signal in this area. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.

MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.



TENURE

We are informed by the current vendors that the property is held freehold.

METHOD OF SALE

The property is offered for sale as a whole by private treaty.

VIEWINGS

Please contact Vickers & Barrass Darlington office on 01325 728084 to arrange a viewing, which are strictly by appointment only.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – August 2025
Photographs taken – August 2025

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary



consents for use and occupation and other details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

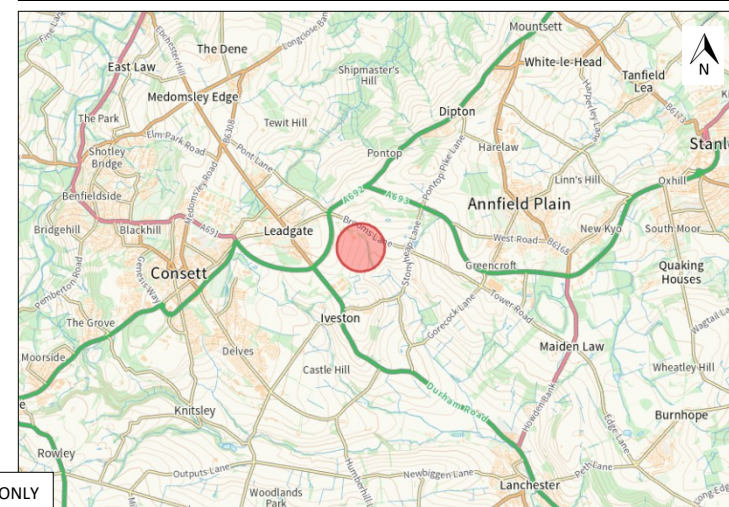
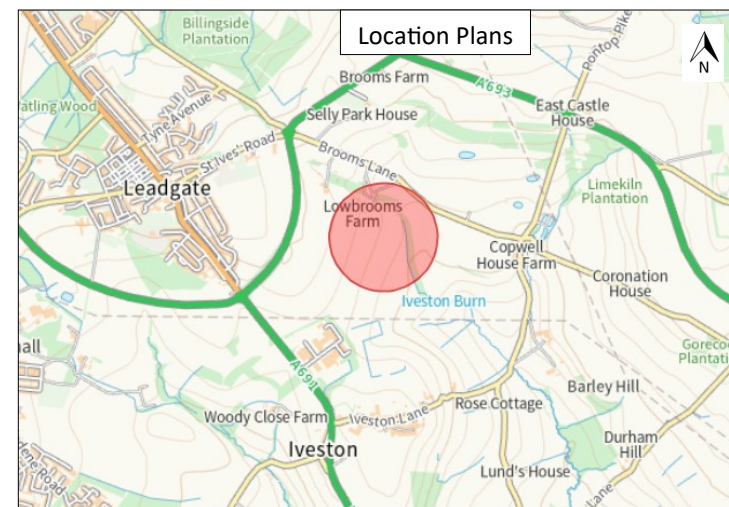
Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.

The particulars have been prepared in accordance with the Business Protection from Misleading Marketing Regulations to give a fair overall view of the property.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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