



SOUTH FARM

Ryal, Hexham, Northumberland



GSC GRAYS

PROPERTY • ESTATES • LAND



SOUTH FARM

RYAL, HEXHAM, NORTHUMBERLAND, NE20 0SA

Hexham 10 miles • Newcastle upon Tyne 15 miles
(all distances are approximate)

**A FIRST CLASS ARABLE AND LIVESTOCK FARM WITH
PROMINENT FARMHOUSE, GOOD FARM BUILDINGS AND
PRODUCTIVE FARMLAND ALL IN A RING FENCE**

- An impressive and historic, Grade II listed farmhouse with outstanding views requiring refurbishment but offering significant accommodation including:
 - Hall, 2 reception rooms, farmhouse kitchen, 4 bedrooms, bathroom and 3 large attic rooms. EPC F
 - Range of modern and traditional stone buildings with good livestock housing, covered silage clamp and grain storage
Significant development potential subject to planning
- Productive Grade 3 arable land, ploughable pasture and permanent grazing
 - Mainly south facing with panoramic views

About 331.60 acres (134.19 hectares)

FOR SALE 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

Ryal is a charming and highly sought-after rural hamlet set within attractive rolling Northumberland countryside, offering a peaceful lifestyle while remaining conveniently placed for access to a range of nearby villages and well-served market towns. Despite its tranquil setting, the area provides an excellent balance of seclusion and accessibility.

The village itself is unspoilt and residential in nature, with no commercial amenities, contributing to its quiet, rural character. Day-to-day services are accessed in the surrounding villages and towns, all of which are within a short drive.

The nearby villages of Stamfordham (approx. 4-5 miles) and Belsay (approx. 2-3 miles) provides convenient local facilities including primary schools, garage services and a selection of pubs and informal dining options. Additional neighbouring villages such as Matfen and Great Whittington offer a strong sense of community alongside well-regarded country pubs and local events, reinforcing the area's lifestyle appeal. Matfen Hall, Country Hotel, Spa and Golf Estate is close by.

For a broader range of amenities, the attractive historic village of Corbridge (around 6-7 miles west) offers an excellent mix of independent shops, cafés, restaurants and everyday services, together with a railway station providing links to Newcastle and Carlisle. To the east, Ponteland (approximately 6-7 miles) provides a comprehensive range of facilities including supermarkets, professional services, schooling and an extensive selection of shops and eateries, as well as easy access to Newcastle International Airport.

The principal market town of Hexham (circa 8-10 miles) serves as the area's main commercial and administrative centre, offering a wide range of shopping, leisure and educational facilities, along with healthcare provision and transport connections.

The surrounding countryside is a key part of Ryal's appeal, with access to excellent walking, cycling and outdoor pursuits in the immediate area. The nearby Wallington Estate provides extensive parkland, woodland and visitor amenities, while the





wider Northumberland landscape—including the National Park and Hadrian’s Wall—is within easy reach, offering some of the region’s most picturesque scenery.

Newcastle upon Tyne (approximately 15 miles) provides comprehensive cultural, commercial and transport links, including mainline rail services and an international airport, making the area well suited to both commuters and those seeking a rural retreat with connectivity.

Description

South Farm is a first class arable and livestock unit in a most attractive and accessible location. It extends to approximately 331.60 acres (134.19 hectares) with a significant listed farmhouse and a versatile and extensive range of buildings, all within a ring fence. The farm is being offered for sale due to retirement having been in the family for three generations. The farm is available as a whole.

The Farmhouse

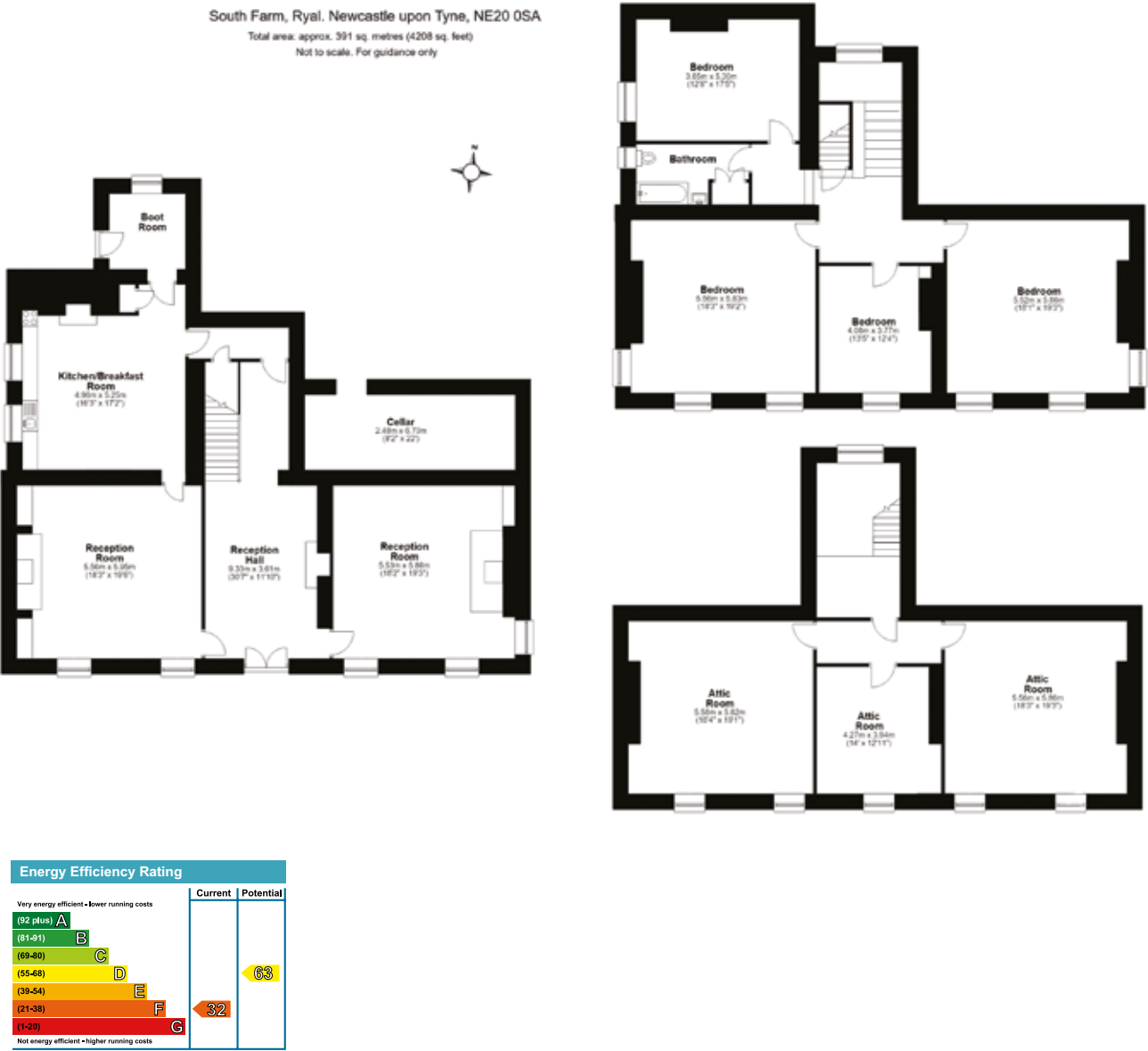
The farmhouse is a handsome, detached three storey house built in the early 18th century of dressed stone under a pitched and slate clad roof. It was extended later that century with a rear staircase wing and again in the early 19th century with a service wing. It is Listed Grade II by Historic England for its architectural merit and classical style. It is thought to have been built as a dower house for the Matfen Estate, accounting for its impressive stature. It now provides the principal house for South Farm and although externally striking is now in need of complete refurbishment and modernisation. It is approached from the north with an open yard and parking and has a defined area of garden to the south facing front. The accommodation is spacious and beautifully proportioned and provides:

Ground Floor: Reception and staircase hall, two reception rooms, kitchen/breakfast room and boot room.

First Floor: Four bedrooms and family bathroom.

Second Floor: Three large attic rooms.

The house has fantastic southerly views over the surrounding productive farmland to Grindstone Law and Duns Moor, with the Tyne Valley beyond.





Farm Buildings

The farm buildings lie to the west of the farmhouse with the attractive and listed traditional U-shaped, stone steading with former two storey barn, stables and cart sheds. The fold yard has been covered over to provide excellent livestock housing and handling facilities and beyond that a covered silage clamp and grain store of modern construction.

Run off from the silage and farmyard manure is collected in an effluent tank and there is a separate sheep handling set up linking to a rear holding yard. A summary of the buildings is provided in the table:

Plan No.	Building Name	Description	Area Approx. (GEA)
A	Pole Barn	Timber frame, earth floor and sheet part side and roof cladding	82sqm
B	Stone Barn	Two storey stone and slate barn	134sqm
C	Covered yard	Timber frame, sheet roof and concrete floor	410 sqm
D	Byres, stores & general sheds	Part stone with both two and single storey storage with mixed sheet roofing and concrete floors. Grain bins	300 sqm
E	Covered fold yard providing livestock housing and handling	Mainly timber framed with sheet roof and part cladding with concrete floors	1375 sqm
F	Cattle housing	Mono-pitched timber frame with sheet cladding and concrete floor	384 sqm
G	Calf housing	Stone built with sheet roofing and concrete floor	75 sqm
H	Covered silage clamp and grain store	Steel frame, sheet side and roof cladding and concrete floor	3500 sqm
I	Sheep housing	Mono pitch, timber frame with sheet roof and side cladding and concrete floor	530 sqm
J	Garage	Stone built open fronted with concrete floor	
K	Farmhouse		391 sqm



Parcel ID	Arable	Permanent Pasture	Woodland	Other	Area (ha)	Area (ac)
1394		8.45			8.45	20.87
2886		5.28			5.28	13.06
4284		3.65			3.65	9.01
4504		10.54			10.54	26.03
6678	6.78				6.78	16.75
8396		5.95			5.95	14.7
8412	5.55				5.55	13.73
8569		6.62			6.62	16.36
0404	5.1				5.10	12.61
1079		2.29			2.29	5.65
0567	3.77				3.77	9.31
1506	5.68				5.68	14.04
1546	11.91				11.91	29.43
3902		9.02			9.02	22.28
3369		8.71			8.71	21.52
3928		0.09			1.17	2.89
2516		0.25			0.25	1.42
2927		0.58			0.09	0.22
3720		1			1	2.46
3732	5.43				5.43	13.41
6927	15.19				15.19	37.55
5109		11.32			11.32	27.98
1919				0.09	0.09	0.22
Hectares	59.41	73.73	0	0.09	133.23	
Acres	146.79	182.2	0	0.22		329.2



Farmland

The land extends in total to around 331.60 acres (134.19 hectares) and is predominantly assessed as Grade 3 by DEFRA. About 146.79 acres are in arable rotation and 182.20 acres of permanent and all of which is south facing and lying between 160m to 215m above sea level.

The soils are described on LandIS maps as slowly permeable, seasonally wet acid loamy and clayey and suited to grass production and cereals for feed.

The land is clearly in good heart and is well managed. Field enclosures are of a good size, are well fenced and all have access to water troughs fed from a spring on the farm.

Subsidies and Payment Schemes

The farm is in a Sustainable Farming Incentive (SFI) scheme due to expire in July 2027. SFI schemes are not transferable to a new owner so to avoid a claim having to be repaid an obligation will be imposed on the purchaser to abide by the management agreement until the end of the claim year. Further details are available from the Selling Agent.

GENERAL INFORMATION

Tenure

The property is offered freehold with vacant possession on completion.

Rights of Way and Easements

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.

There are no public rights of way across the farm.

There is an easement relating to an aqueduct beneath the ground at the south end of the farm along which are inspection points with access rights in favour of Northumbrian Water.

Services

The farm is supplied with mains electricity; mains water to the house and steading (metered) and a private spring source to the land. Drainage for the house is to a separate septic tank (although mains drains are located at the farm entrance) and effluent tanks for the silage clamp and farmyard manure. Fibre optic broadband has recently been installed. The farmhouse has oil fired central heating.

Local Authorities

Northumberland County Council
County Hall, Morpeth NE61 2EF
T: 0345 600 6400

Council Tax

South Farm House - Band F

Energy Performance Certificates

Farmhouse – Band F

Designations

The farmhouse and original stone steading are both Listed Grade II.

Method of Sale

South 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.

Fixtures, Fittings and Equipment

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

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 boundary plan which is available upon request from the Selling Agent.



Sporting Rights & Mineral Rights

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

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 option to tax has been made in respect of the property.

Holdover

The seller reserves a right of holdover in respect of the crops harvested in the 2026 season until the straw has been removed or 30th September whichever is earlier.

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.

Ingoing Valuation

In addition to the purchase price, the purchaser will be required to take over at market value the following:

1. All clamped silage.
2. Hay and straw.
3. All purchased stores including seeds, sprays, fertilizers, feeding stuffs, fuel oil etc.
4. Any growing crops plus enhancement value, post-harvest cultivations, sprays, etc. in accordance with CAAV costings and contractor rates and invoiced costs.

Solicitors

Cartmel Shepherd, Hexham - T: 01434 603656.

Employees

There are no employees to be retained at South Farm.

Viewing

Appointments to view will be through the Selling Agents only by calling 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.

Directions

From the A69, take the A68 north at Corbridge, then follow the B6342 towards Ryal/Matfen, turning off and passing through Ryal to South Farm.

What3Words: ///flown.diverting.jubilant

CONDITIONS OF SALE

Purchase Price

A non-returnable deposit of 10% of the purchase price shall be paid on exchange of contracts. 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 agents 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.

Lotting

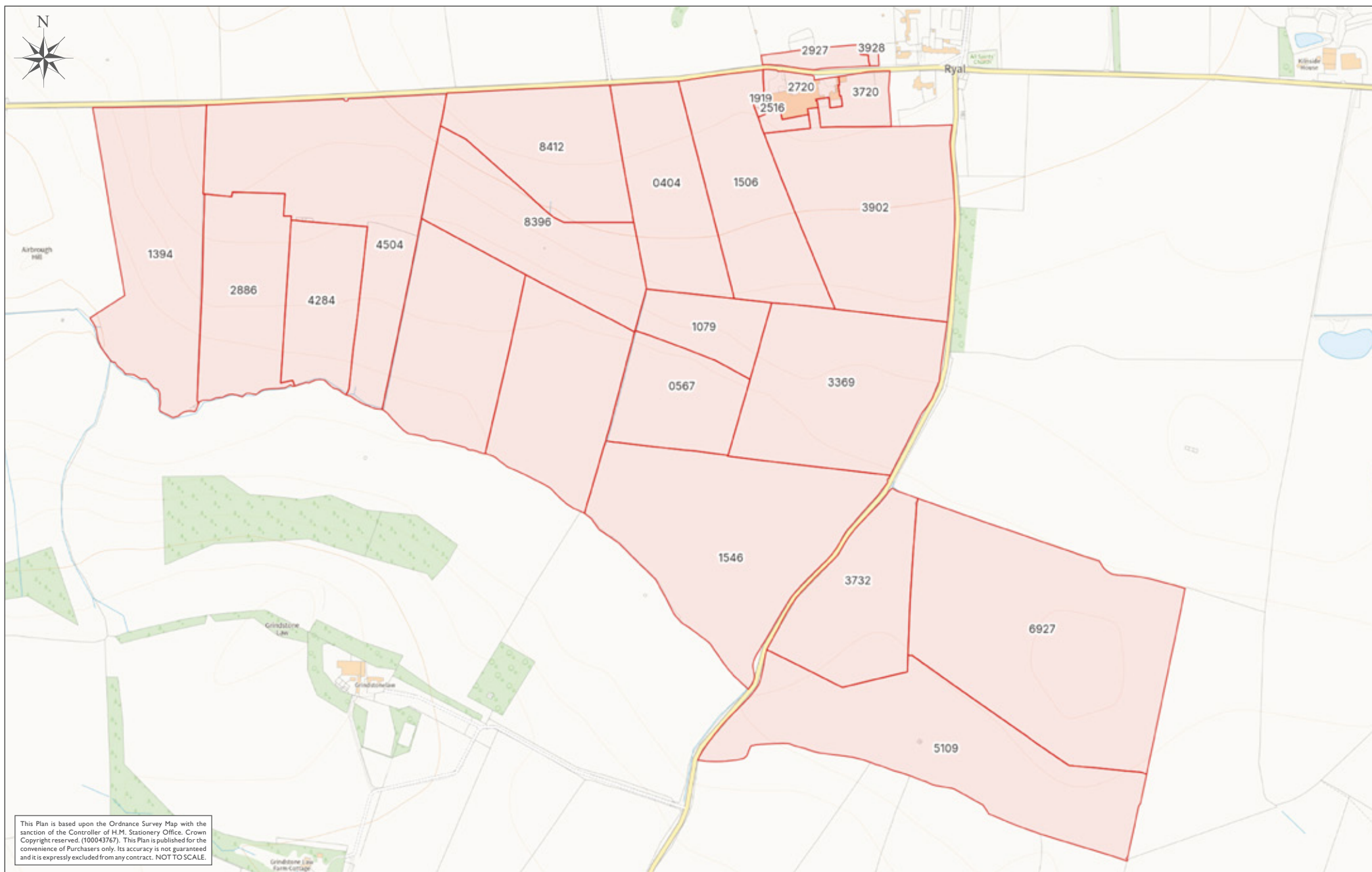
It is intended to offer the property for sale as described but the seller reserves the right to divide the property into further lots, or to withdraw the property, or to exclude any property shown in these particulars.

Apportionments

The council tax and all other outgoings shall be apportioned between the seller and the purchaser(s) as at the date of completion.

Anti-Money Laundering

Anti-Money Laundering - In accordance with current anti money laundering regulations, all offers to purchase the property - whether from within the UK or overseas, and whether cash or subject to finance - must be supported by appropriate evidence of source of funds. Acceptable documentation may include a bank statement evidencing the purchase price, a financial reference from a bank or funding provider, or written confirmation from a solicitor verifying that sufficient funds are available to complete the transaction. Purchasers will also be required to provide certified copies of identification (such as a valid passport) together with proof of residential address, in a form compliant with anti-money laundering legislation. An administrative fee of £37.50 per person will be charged to cover the cost of the necessary verification checks.



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 correctness 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: July 2026. Photographs taken: July 2026.

