

Rywell Grange

Hunwick, Crook, Co Durham



RICHARD **BROWN**
& PARTNERS





Rywell Grange

Hunwick, Crook, Co Durham, DL15 0RB

Hunwick- 0.5 miles, Bishop Auckland - 3 miles, Durham City - 10 miles

A great opportunity to purchase a well equipped 7.85 hectares (19.4 acres) smallholding in a peaceful rural location.

A former dairy farm with a generous range of first class modern steel framed buildings, workshops and concreted yards with potential for many non agricultural uses.

Charming 3-bedroom farmhouse appointed to high standard with beautiful gardens.

7.43 hectares (18.35 acres) of permanent pasture, woodland grazing and grass leys all in good heart.

OFFERED FOR SALE AS A WHOLE

**RICHARD BROWN
& PARTNERS**

CHARTERED SURVEYORS • LAND AGENTS • VALUERS

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GENERAL INFORMATION

A superb small livestock farm situated in a quiet and picturesque location with far reaching views over the Wear Valley. The sale of Rywell Grange is a rare opportunity to purchase a desirable rural smallholding, yet with the convenience of being within half an hours drive of the historic Durham City. The farm offers a combination of residential, farming and environmental appeal in equal measure.

Situation

Walking distance of Hunwick Village and a mere 10 minute drive from Bishop Auckland where all of the necessary local facilities and more comprehensive services are available.

Description

The surprisingly spacious 3 bedroom farmhouse is extremely well appointed with a formal yet cosy feel. Away from the farmhouse the former dairy farm has a superb range of modern steel framed farm buildings, workshops and concrete yards.

The farmland extends to 7.43 hectares (18.35 acres) of permanent pasture, woodland grazing and grass leys all in good heart. The south facing farm is neatly tucked into a hollow with wonderful uninterrupted views over surrounding farmland.

The property has wonderful recreational amenity value being adjacent to the national network of walking and cycling trails.

Rywell Grange Farm Buildings

Up until 2017, Rywell Grange was successfully operated as a small dairy farm, with a noted herd of Dairy Shorthorn cattle, however it has obvious potential for many non agricultural uses, not least equestrian. Consequently the farm buildings are a superb, well planned range of modern steel framed sheds and concreted yards. The former parlour remains fully fitted at the north end of the **Cubicle Shed** (75ft x 45ft) alongside the ancillary calf pens, farm office and wash room. On the opposite side of a fully concreted yard is an open fronted **Cattle Court** (135ft x 35ft) with 5 bays (15ft/bay) dedicated to cattle housing and a further 3 open fronted bays for general storage. Interestingly the final bay has been converted into a fully equipped **Joiner's Workshop** with a **Studio** above. The farm stead is completed by a generous parking/turning area at one end and a concreted handling yard/muck store at the other.



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Rywell Grange Farmhouse

The charming single storey property has three bedrooms, although one is currently used as an office. This brick under tile property has UPVc double glazing and propane fired central heating as well as a multi fuel stove in the Sitting Room.

The current owners have carried out a great deal of work on the property including adding the attractive and extremely practical Garden Room. In doing so they have created a wonderful, light and airy home, fitted to a very high standard throughout.

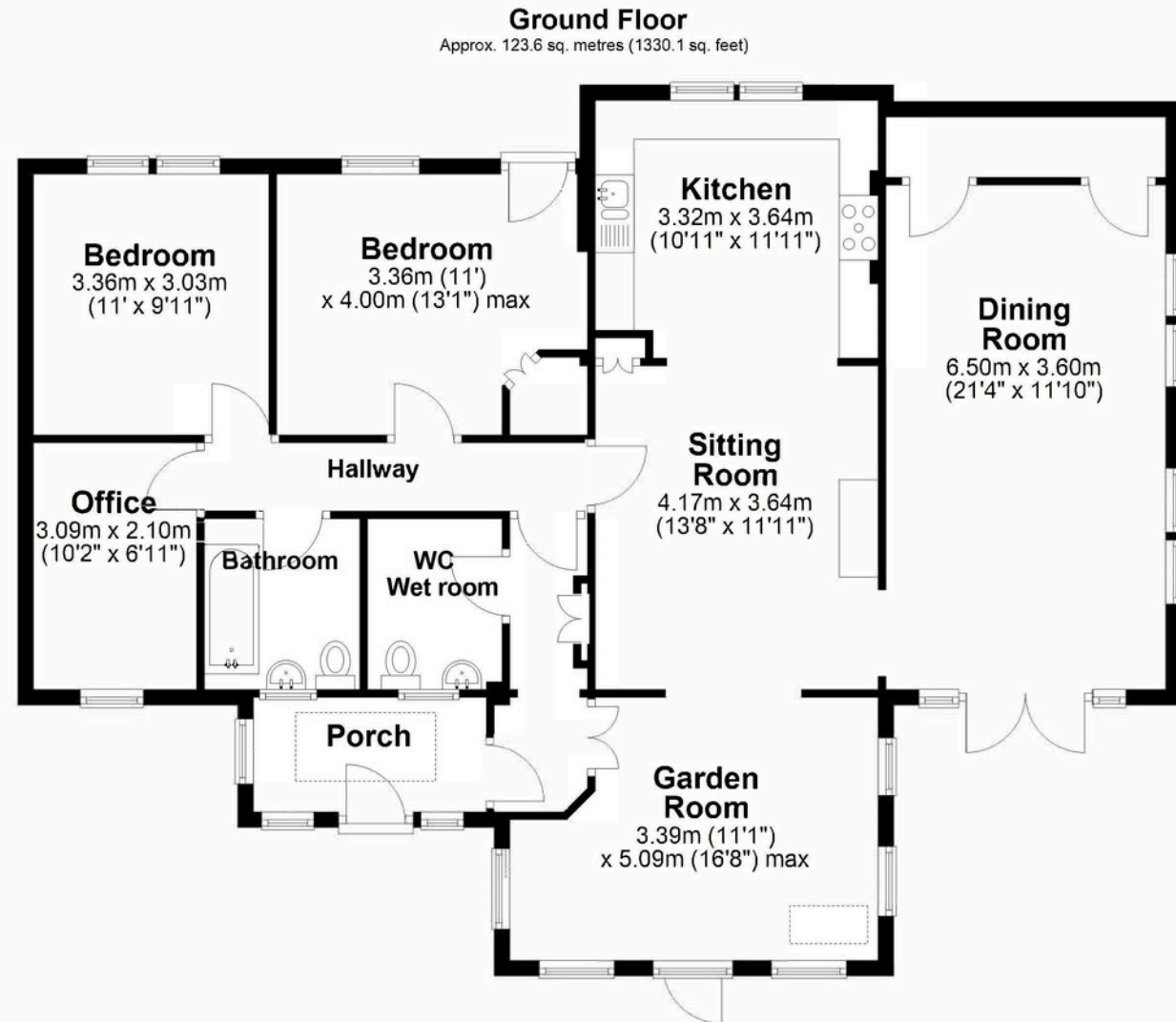
The property has an easy flow thanks to the versatile open plan layout of the Garden Room, Dining Room, Sitting Room and Kitchen.

Externally the farmhouse has a generous curtilage with mature gardens and lawns.

Whilst the house is integral part of the farm, its position at the entrance enables it to enjoy a degree of separation from the active farm steading.

EPC: Band E .

Council Tax: Band C.

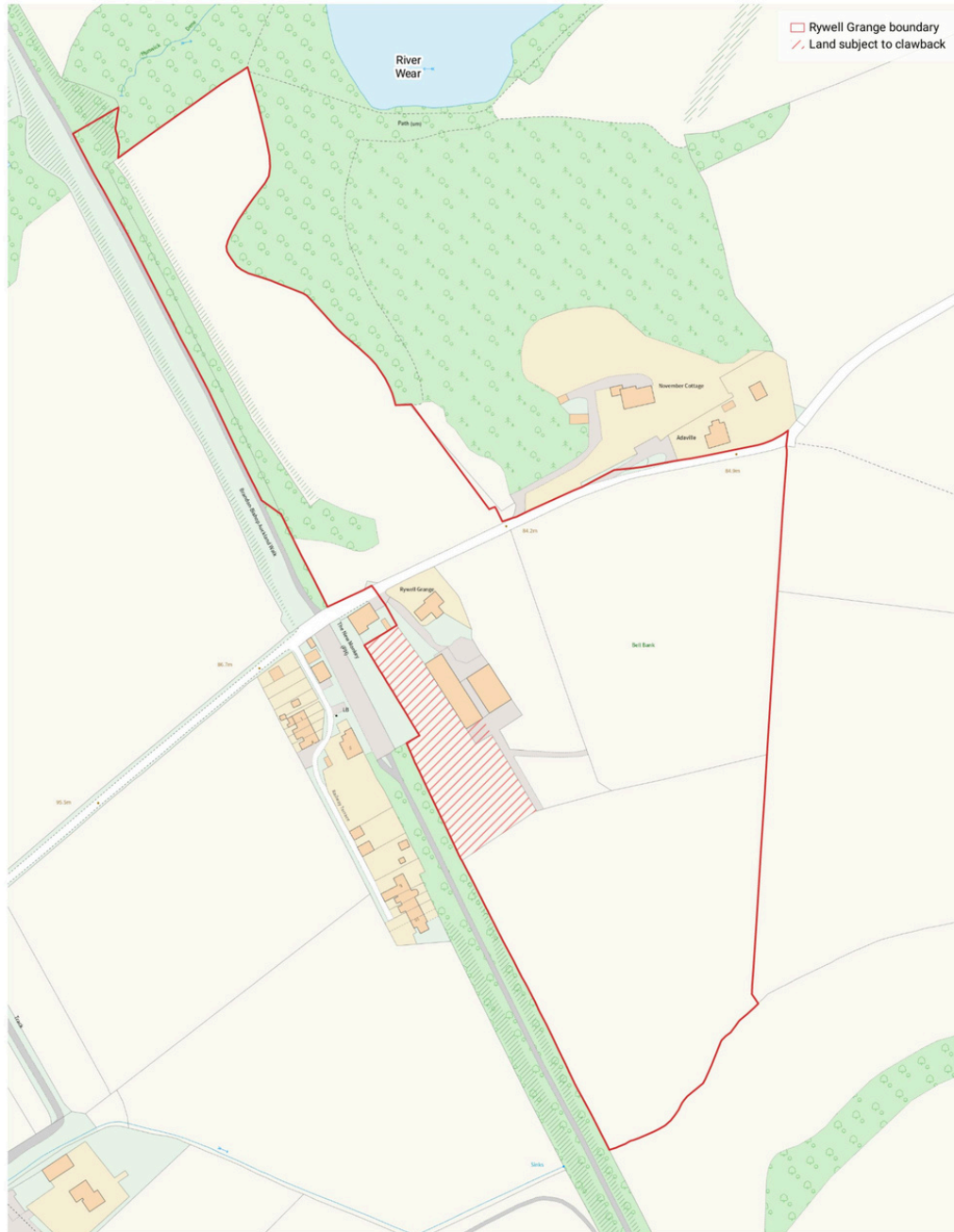


Total area: approx. 123.6 sq. metres (1330.1 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.







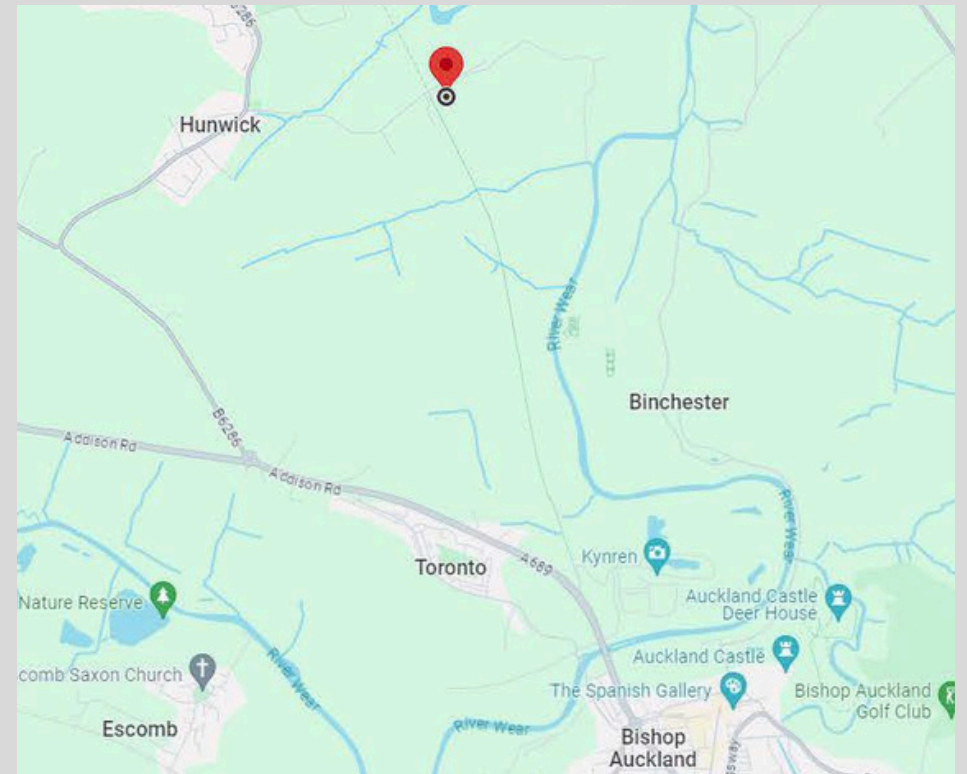
Land

The land at Rywell Grange is flat to gently undulating grazing and consists of 7.43 hectares (18.35 acres) of permanent pasture, woodland grazing and grass leys all in good heart and all well fenced against livestock.

Sitting at around 85 m above sea level, the farmland enjoys a south facing open aspect yet is remarkably sheltered thanks to a bank of trees along the former railwayline which forms its Western boundary.

Agricultural Land Classification Map North East Region (ALC001) shows the land being predominantly classed as Grade 3 and by the Rural Land Registry as Non-SDA.

Formal land classifications aside, it is clear upon inspection the property has been well-managed and is in excellent order throughout having received regular applications of farmyard manure.





GENERAL REMARKS

Basic Payment Scheme (BPS) & Stewardship

The BPS delinked payment will be retained by the Vendors. No stewardship.

Timber and Sporting Rights

All standing and fallen timber will be included within the sale and the sporting rights are in hand.

Plans, Areas and Schedules

These are based on the areas provided by the Rural Payments Agency and Ordnance Survey and are for reference only. Although they have been carefully checked the purchaser shall be deemed to have satisfied themselves as to the description of the property and any errors shall not annul the sale nor entitle either party to compensation in respect thereof.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefits of all rights of way whether public or private, water, light, drain, sewage, support and easements and other restrictive covenants and existing and proposed wayleaves for masts, pylons, cables, drains, water, gas and other pipes whether mentioned in these particulars or not. Without prejudice to the above; i) there is one public footpaths over the property, ii) the property is sold with a number of third party (neighbours) access rights over the lane to the north of the farmhouse.

Services

The property is supplied by mains electricity and mains water. The farmhouse has a private septic system.

General Binding Regulations (GBR) 2020

It is understood the outflow from the farmhouse septic tank discharges to a soakaway. However the Vendor does not give any undertaking that the property fully satisfies the GBR 2020 and any expressions of interest or offers made should take this into consideration.

Method of Sale

The land is initially being offered for sale as a whole,

Viewings

Strictly by prior appointment with the sole selling agents;

Richard Brown & Partners
The Office
South Bellshill
Belford
NE70 7HP

Tel: 01668 213 546

Development Clawback Clause

There remains a clawback on the area of land hatched red on the farm plan, which was originally imposed by the previous owners. This has approximately 13 years left to run whereby there is a reservation for 50% of any uplift in value resulting from the grant of a planning consent for any use other than agriculture or equestrian.

Anti Money Laundering Regulations (AML)

Please note that under the 2017 AML regulations the selling agents are legally required to carry out money laundering checks against purchasers.

Health & Safety

Please be aware of the potential hazards of a working farm (especially livestock) and be as vigilant and careful as possible when making an inspection of the property.



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IMPORTANT NOTICE

Richard Brown & Partners does not seek to avoid our criminal and civil liabilities by the use of cleverly worded small print. Our staff follow set procedures, but it is not possible for us to guarantee that everything written in our particulars is accurate. Please note that unless stated otherwise:

These particulars have been prepared in all good faith to give a fair and overall view of the property. If any points are particularly relevant to your interest in the property, then please ask for further information/verification. These particulars were prepared and photographs used were taken in May 2024. These particulars are set out as a general outline only for the guidance for interested parties and do not constitute, nor constitute a part of, an offer or Contract. All descriptions, dimensions, measurements, distances referred to, are given as a guide only and are NOT precise. If such details are fundamental to purchase, purchasers must rely on their own enquiries. All statements do not constitute any warranty or representation by the Vendors or their Agents. We have NOT been instructed to carry out a physical survey of the property, a structural survey nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over, under or attached to the property (whether or not referred to in these particulars). Any equipment appliance or service mentioned, has not been tested by us, nor is it the subject of any guarantee. Any plans may not be to scale and are for identification purposes only. Items included in the written text are included in the sale. All others are excluded regardless of their inclusion in any photograph. You should place no reliance on anything stated verbally by any of our staff unless the matter is confirmed by us in writing. If any issue (included or not in these particulars) is of major important to your interest in this property, please ask us for further information.

In the event of any grievance, via our in-house complaints procedure we will consider why we may not have given you the high standards you have a right to expect from us. Should you then still be dissatisfied, we will advise you of the options of mediation, arbitration or civil action which you may pursue your complaint.