



Arable Land

A single parcel of arable land extending to approximately 21.46 Ha (53.03 Ac)

North Walsham Road (B1145) | Banningham | Norfolk | NR11 7DU

For Sale by Private Treaty

DESCRIPTION

A single parcel of productive arable land extending in all to approximately 21.46 Ha (53.03 Acres), offered for sale as a whole, being parcel TG2229 5857 as shown on the sale plan. The land has good access directly off the North Walsham Road (B1145).

The land is gently undulating with boundaries marked by a combination of hedges, ditches, banks and fencing. The first access is in the south west corner over a concrete entranceway. The second access is in the south east corner.

The land is predominantly classified as Grade 2 with soils of the Hall and Sheringham soil series, known to be coarse loamy over sandy or loamy; coverloam over glaciofluvial drift or till.

The land is currently let on an FBT with vacant possession being available as from 11th October 2024. The land has been cropped as part of an arable rotation as follows:

Year	Crop
2023	Spring Barley
2022	Sugar Beet
2021	Winter Barley
2020	Winter Wheat
2019	Oilseed Rape

The tenant intends to grow Winter Wheat as the next crop.

LOCATION

The land is situated in a good location being approximately 3.0 miles north east of the market town of Aylsham and approximately 4.0 miles west of the market town of North Walsham.

The City of Norwich is approximately 15 miles to the south and provides a large range of shops, amenities, restaurants and leisure facilities. It has a direct rail link to London Liverpool Street (under two hours) and an International Airport, which regularly flies to a wide range of destinations.

DIRECTIONS

From Aylsham head east on the B1145 towards North Walsham following the road for approximately 1.4 miles in total after which the land will be found on your left hand side. Access into the land is over the concrete accessway. The land will be indicated by a For Sale sign.

Postcode: NR11 7DU **What3Words:** ///mystery.whizzed.developed



Important Notice These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated July 2023; Particulars dated July 2023.

GENERAL REMARKS AND STIPULATIONS

VIEWING: Viewing during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety.

METHOD OF SALE: The property is offered for sale by Private Treaty as a whole with a **guide price of £610,000**.

TENURE AND POSSESSION: Freehold, subject to FBT. Vacant possession will be available as from 11th October 2024. Further information is available from the Agents.

MINERALS, TIMBER AND SPORTING RIGHTS: In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

LAND REGISTRY: The land is registered under title numbers NK102823 and NK102824.

BASIC PAYMENT SCHEME: The land is registered on the Rural Land Register. All payments will be retained by the Tenant.

ENVIRONMENTAL SCHEMES: The land forms part of a wider Countryside Stewardship Arable Wildlife Offer agreement. For further information please contact the Agents.

PLANNING: The property is within the jurisdiction of North Norfolk District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS: The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not. Specifically, the adjoining residential properties have a Right of Way over the concrete accessway.

OUTGOINGS: Environment Agency General Drainage Charges.

AUTHORITIES

North Norfolk District Council – 01263 513811

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

VAT: No VAT will be due on the sale.

PARTICULARS AND PLANS: These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES: Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

PLEASE NOTE: In accordance with the Estate Agents Act it should be noted that the Vendors of the property are a Trust and one of the Trustees is an employee of the Selling Agents.

01603 250808

Offices at Aylsham and Norwich

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