



ARABLE LAND AT HOVETON WITH IRRIGATION

Tunstead Road | Hoveton | Norwich | Norfolk | NR12 8QT

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AN OPPORTUNITY TO ACQUIRE A RING FENCED BLOCK OF
PRODUCTIVE ARABLE LAND WITH THE BENEFIT OF IRRIGATION
EXTENDING TO APPROXIMATELY 45.38 HECTARES (112.13 ACRES)

Productive, Grade II arable land

Abstraction licence with water coming from a borehole

Over three parcels, all suitable for modern agricultural machinery & equipment

Includes a useful concrete storage pad

Popular location, on the northern fringe of the village of Hoveton and within easy reach of Norwich

Offered as a whole by Private Treaty

Information Pack available on request

Offices at Aylsham & Norwich
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INTRODUCTION

The land at Hoveton offers the opportunity to acquire a ring fenced block of high quality arable land with the benefit of an abstraction licence for irrigation; extending in all to approximately 45.38 Ha (112.13 Acres). The land has been contract farmed with a rotation including cereals, sugar beet and potatoes and forms part of a Countryside Stewardship Arable Offer agreement.

LOCATION

The land is located to the north of the popular village of Hoveton. Hoveton adjoins the village of Wroxham and together they provide a range of local shopping, amenities and school facilities (both primary and high school). Wroxham is considered to be the 'heart' of the Norfolk Broads and is a popular destination for tourists seeking access to the Broads. The land is located on the west side of Tunstead Road and benefits from

good access direct from the public highway. Further access is provided off Hand Lane which adjoins the southern boundary and Belaugh Lane which adjoins the northern boundary. The mainline railway (Norwich to Sheringham line) adjoins the western boundary.

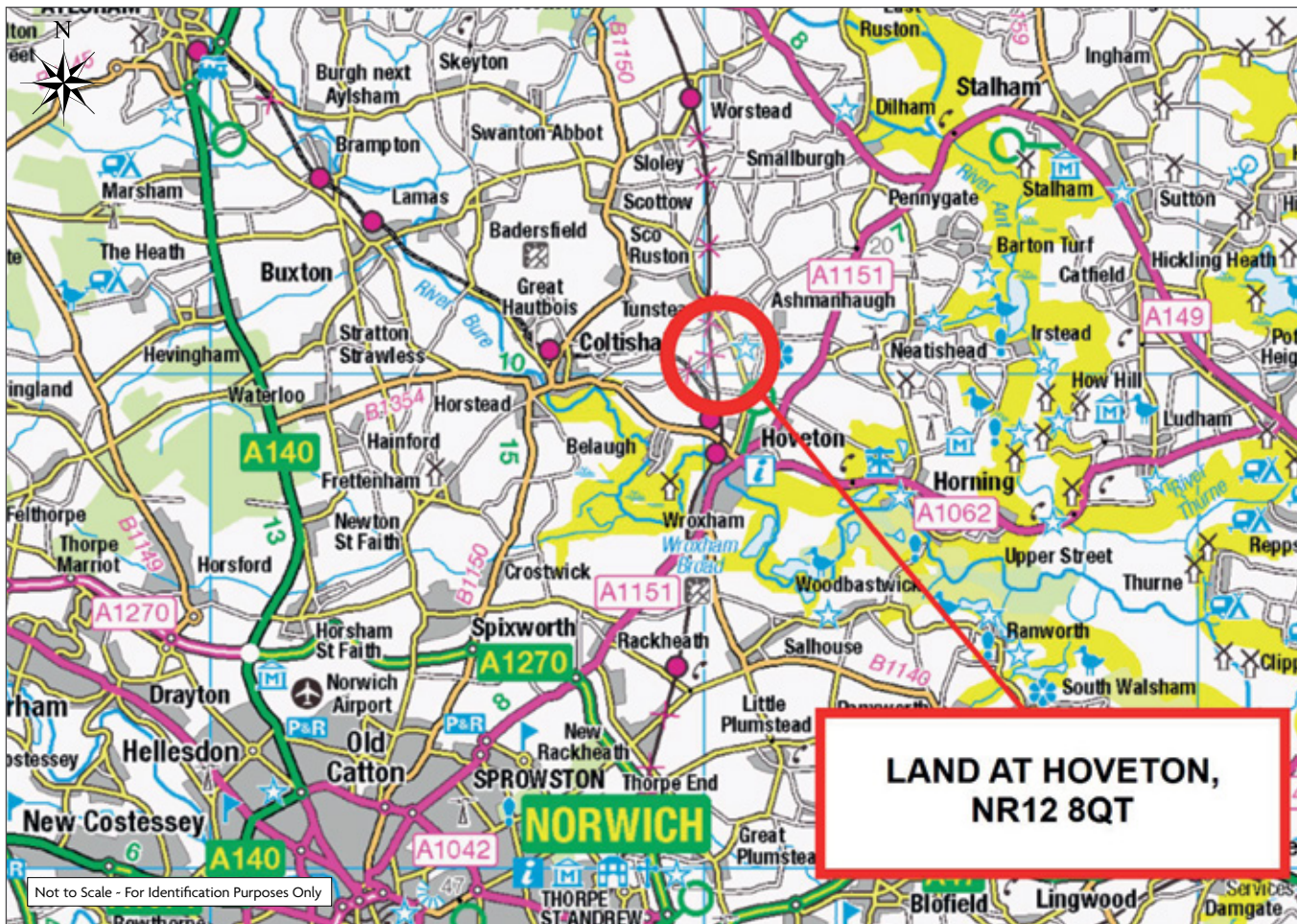
DIRECTIONS

(note: these directions take you to the concrete pad in the south east corner of the land)

From Norwich, head north east out of the city on the A1151 Wroxham Road. Continue straight over the roundabout with the Broadland Northway and continue on the A1151 Wroxham Road for a further 3.4 miles. Continue over the river bridge into Hoveton and continue straight on for approximately 200 yards. At the mini roundabout turn left onto the B1354 (Horning Road West) signposted for Village centre / Wroxham Barns / Coltishall. Take the next right turn onto Tunstead Road signposted for Tunstead / Wroxham Barns. Continue along Tunstead Road for approximately 0.8 miles and take the first left turn onto Hand Lane (signposted By Road). The concrete pad is immediately on the right.

A gated track provides access into the middle of the block of land which can be found on the left after continuing on Tunstead Road for another 300 yards.

To access the northern end of the land continue along Tunstead Road for another 400 yards and turn left onto Belaugh Lane (turning in front of the carved Tunstead village sign).



THE LAND

Three land parcels make up this ring fenced block of land which extends in all to approximately 45.38 Ha (112.13 Acres) of which 45.18 Ha (111.64 Acres) is arable land with the balance made up by a useful concrete pad (circa 750m²) and internal track / abstraction point. Refer to schedule below. The land is offered for sale as a whole by Private Treaty.

Parcel Number	Croppable area - Ha	Croppable area - Ac
TG3019 5591	16.800	41.51
TG3019 2697	9.740	24.07
TG3020 3436	18.640	46.06
NET croppable area	45.180	111.64
OTHER:		
Track & Borehole	0.113	0.28
Concrete pad & bund	0.083	0.21
GROSS TOTAL	45.380	112.13

All the land parcels are flat and even and suitable for modern agricultural machinery and equipment. As is typical for the area, boundaries comprise a mixture of mature hedges, trees, ditches and banks with all land parcels benefiting from good access direct from the public highway. Further access into the land parcels is available via an internal track which leads to the centre.

CROPPING HISTORY

Field Parcel No	Description	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
TG3019 2697	Arable	Potatoes	Sugar Beet	Winter Wheat	Oilseed Rape	Winter Barley	Sugar Beet	Winter Barley	Winter Wheat	Potatoes	Winter Wheat
TG3019 5591 part	Arable	Oilseed Rape	Spring Barley	Sugar Beet	Winter Barley	Potatoes	Spring Barley	Sugar Beet	Winter Barley	Winter Wheat	Oilseed Rape
TG3019 5591 part	Arable	Spring Barley	Sugar Beet	Winter Barley	Seed Potatoes	Spring Barley	Spring Barley	Sugar Beet	Winter Barley	Winter Wheat	Oilseed Rape
TG3020 3436 part	Arable	Sugar Beet	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Sugar Beet	Winter Wheat	Potatoes	Winter Wheat	Oilseed Rape
TG3020 3436 part	Arable	Spring Barley	Seed Potatoes	Sugar Beet	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Sugar Beet	Winter Wheat	Potatoes

The land is all classified as Grade II with soils of the Hall and Sheringham soil series, described as a coarse loam over sandy coverloam over glaciofluvial drift.

The land forms part of a larger Countryside Stewardship Arable offer agreement which commenced in January 2022, the agreement was for 5 years. The sale will require the relevant options to be transferred out of the original agreement. Please refer to the section headed Countryside Stewardship.

With the benefit of the abstraction licence and the quality of the soils the land is suitable for root crops and has been contract farmed with a rotation including cereals, sugar beet and potatoes. Please refer to the cropping history below.

For a copy of the Information Pack please contact the Agent.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole by Private Treaty.

TENURE AND POSSESSION

Freehold with vacant possession at Completion subject to Holdover.

HOLDOVER

The vendor will retain a right of holdover for the purposes of harvesting, clamping and carting away the Sugar Beet and Potatoes until the 31st January 2025. This will include the concrete pad in the south east corner of the land.

COUNTRYSIDE STEWARDSHIP

The land forms part of a wider Countryside Stewardship Arable Offer agreement which commenced on 1st January 2022 for a period of 5 years to 31st December 2027. The agreement has a number of fixed options located on the land being AB8 – Flower Rich Margins & Plots and BE3 - Management of Hedgerows and rotational option AB1 - Nectar Flower mix. The sale will require this land to be transferred out and the purchaser(s) can opt to continue with the agreement or look at alternative schemes. The vendor will retain the 2024 payment in full. The purchaser(s) will be required to indemnify the vendor against any breaches of the scheme requirements up to 31st December 2024.

ABSTRACTION LICENCE / IRRIGATION MAIN

The abstraction licence allows for 22,700m³ to be abstracted each year during the months of April to September. One hydrant is located towards the centre of the land near the borehole. A section of underground main runs east from the borehole under the Tunstead Road to serve other land. An overground pipe runs south from the borehole to the southern boundary and then under Hand Lane to serve other land. There may be opportunities for the purchaser(s) to sell an amount of water each year for use on the vendors retained land.

VIEWING

During daylight hours only with a set of particulars in hand.

EARLY ENTRY

Early Entry may be available subject to an extra 10% deposit being paid at Exchange.

EXCHANGE & COMPLETION

The intention is that the sale will complete on or before 11th October 2024.

INGOING VALUATION

There will be no ingoing valuation.

RESTRICTIVE COVENANT

The land will be sold with a restrictive covenant preventing use of the land for outdoor pig production.

HEALTH & SAFETY

Viewing is at your own risk. Due to the potential hazards of uneven ground and working machinery we ask that you are vigilant and take care when making your inspection for your own personal safety.

For the avoidance of doubt neither the vendors nor the agents accept any liability.

WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements, covenants and rights of way which may affect the same, whether mentioned hereto or not. The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

MINERALS, TIMBER AND SPORTING RIGHTS

In so far as they are owned by the vendor, the sporting, mineral and timber rights are included in the sale.

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency. The Vendors will retain the Delinked Payments. The purchaser(s) will be required to indemnify the vendor against any breaches in Cross Compliance through to 31st December 2024.

ENVIRONMENTAL MATTERS

All the land being sold is within a Nitrate Vulnerable Zone.

DRAINAGE RATES

General Drainage charges are payable to the Environment Agency.

LAND REGISTRY

The land is registered with the Land Registry under Title Number NK415959.

CADENT GAS MAIN

An underground gas main crosses through two of the land parcels. Further details are available from the agent.

AUTHORITIES

North Norfolk District Council: 01263 513811

Norfolk County Council: 0344 800 8020

Rural Payments Agency: 03000 200 301

Environment Agency: 03708 506 506

FIXTURES & FITTINGS

Only those fixtures and fittings mentioned in the sales particulars are included in the sale. For the avoidance of doubt the borehole pump and ancillary equipment, along with water tank, fuel tank in bund and the storage container are all included in the sale. Should you need clarification on any item please contact the agents.

VAT

In addition to the purchase price should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax will be payable by the purchaser(s) in addition.

PARTICULARS, PLANS, AREAS & SCHEDULES

These particulars and plans are based upon Ordnance Survey National Grid and are believed to be correct, but their accuracy cannot be guaranteed. The purchaser(s) will be deemed to have checked the plan and satisfied themselves of the land being offered for sale.

MONEY LAUNDERING REGULATIONS

Under current Money Laundering Regulations we are required to check the identity of the purchaser(s) and we will require certain information from you to assist with this process once a sale is agreed.



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 purchaser(s) 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 vendors 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(s) 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 taken in May 2024. Particulars dated May 2024.





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