



## **TO LET BY TENDER**

**Windmill Farm | Holt Road | Wood Norton | Dereham | NR20 5BN**

An attractive smallholding comprising a traditional farmhouse, a range of farm buildings and 6.76 hectares (16.70 acres) of grassland.

**Closing date for receipt of offers: Friday 9<sup>th</sup> August 2024 at 12 noon**

## LOCATION

Windmill Farm is located off the Holt Road (B1110) to the north of Wood Norton, a rural village occupying a desirable location approximately 10 miles north of Dereham and 6.5 miles east of Fakenham. Access to the farm is directly off the Holt Road.

## DIRECTIONS (Postcode: NR20 5BN)

**From Dereham** head north on the B1146. Take the B1110 (Holt Road) and continue for 6.3 miles, passing through North Elmham towards Guist. At Guist, cross the A1067 and continue along the B1110 (Holt Road) for 2.7 miles. The property is on the right.

**From Fakenham** head east on the A1067 (towards Norwich) to Guist. At the clocktower turn north onto the B1110 towards Holt and continue for 2.7 miles. The property is on the right.

**What3words:** ///golden.mirroring.mistress

## DESCRIPTION

Windmill Farm is an attractive smallholding comprising a traditional farmhouse, a range of farm buildings, and 6.76 hectares (16.70 acres) of grassland.

## WINDMILL FARMHOUSE

The farmhouse is of brick construction under a tiled roof. Ground floor accommodation includes an **entrance porch** (3.36m x 2.02m), **inner hall** (2.16m (max) x 2.89m), **bathroom** (2.96m x 2.89m) and **kitchen** (5.07 (max) x 2.26m), **sitting room** (3.66m x 3.71m), **dining room** (4.32m x 3.68m) and **living room** (7.12m x 4.47m). On the first floor is a **double bedroom** (3.79m x 3.94m), a further **double bedroom** (3.82m x 3.84m), a **landing with storage area** (3.02m x 2.99m), a **single bedroom** (3.08m (max) x 4.39m) and a **shower room** (3.03m (max) x 2.33m).

The farmhouse looks out over a south-facing garden laid to lawn with shrub borders and fruit trees. There is off-road parking space for several vehicles. Two additional brick outbuildings provide useful workshop and storage space.

## WINDMILL FARM BUILDINGS

The range of farm buildings are located to the east of the farmhouse. The buildings were formerly used to rear pigs. The buildings include:

**Pig shed** (29.45m x 13.85m) – timber frame, concrete block walls and internal partitions, corrugated box profile clad roof.

**Pig shed** (45.49m x 10.70m) – 10 bay steel frame, concrete block walls and internal partitions, partially open fronted, corrugated cement fibre cladding and roof.

**Pig shed** (36.71m x 8.56m) – 8 bay steel frame, concrete block walls and internal partitions, partially open fronted, corrugated tin cladding and cement fibre roof.

**Dilapidated cart shed** (25.02m x 11.87m (max)) – timber frame, concrete block walls and floor, corrugated box profile clad roof and sides.

## WINDMILL FARMLAND

6.76 hectares (16.70 acres) of grass land divided into five parcels and bounded by mature hedgerows and some post and wire fencing. The land is classed as Grade 3. The land must remain as grassland for the duration of the Tenancy.

## SERVICES

The farmhouse has the benefit of mains water and electricity. Drainage is to a private septic tank. An on-site borehole is available to supply water to the farmyard and buildings. There is limited water supply to the land at present.

## BASIC PAYMENT SCHEME

There are no Basic Payment Scheme Entitlements or Delinked Payments included within the letting.

## ENVIRONMENTAL STEWARDSHIP

Windmill Farm is not currently in any environmental or countryside stewardship scheme.

## OUTGOINGS/CHARGES

The tenant shall be responsible for all outgoing and charges in respect of the property including any drainage rates and business rates arising.

## PLANNING

The property is within the jurisdiction of North Norfolk District Council. Windmill Farmhouse is in residential use, whilst the farm buildings and grassland are in agricultural use. Interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the buildings or the land and must include the details of such investigations on the Tender Form.

## VIEWINGS

Viewings are strictly by appointment only. Please notify the office of when you are intending to visit.

Viewing days will be held on:

**Friday 26<sup>th</sup> July 2024** – 12pm to 4pm

**Monday 29<sup>th</sup> July 2024** – 9am to 1pm

We ask you to be careful and vigilant when making an inspection, in consideration of your personal safety.

## TERMS

Windmill Farm is offered to let as a whole for a term of 10 years with a Break Clause after 5 years for both Landlord and Tenant. Rent is payable monthly in advance. For further information please refer to the Tender Form.

## DEPOSIT

A deposit of 3 month's rent will be payable prior to residence.

## METHOD OF LETTING

The property is offered to let as a whole on a Farm Business Tenancy (FBT) by tender. Applicants should complete the Tender Form and return it and any supporting documentation, to the Agent's office in a sealed envelope marked "WINDMILL FARM" by 12 noon on **Friday 9<sup>th</sup> August 2024**.

## LOCAL AUTHORITY

North Norfolk District Council – 01263 513811

## AGENT

Victoria Steel / James Hill MRICS FAAV

Arnolds Keys Irelands Agricultural

8 Market Place | Aylsham | Norwich | Norfolk | NR11 6EH

Tel: 01603 250808

Email: [victoria.steel@arnoldskkeys.com](mailto:victoria.steel@arnoldskkeys.com)

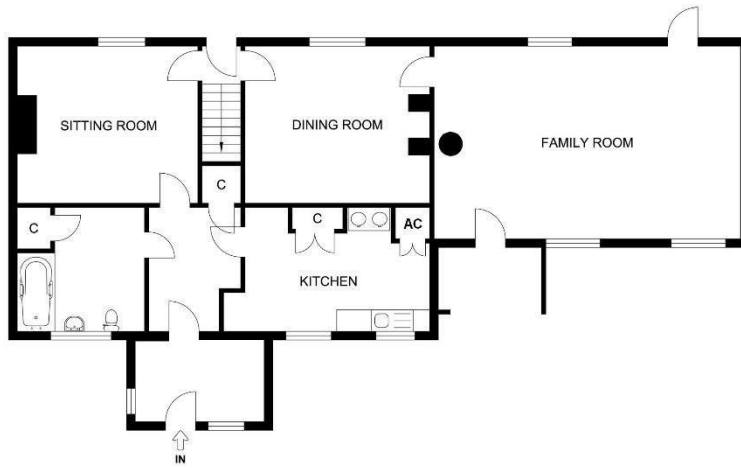
## IMPORTANT NOTICE

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. Any error, omission, or misstatement should not entitle the tenant(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.

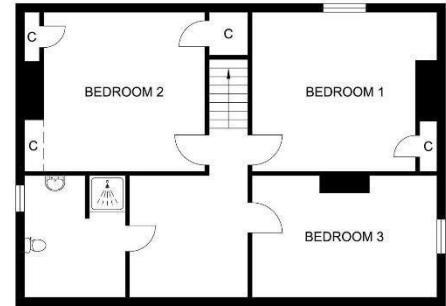


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GROUND FLOOR



FIRST FLOOR

**WINDMILL FARM, HOLT ROAD, WOOD NORTON, DEREHAM, NR20 5BN**

Illustration for identification purposes only, not to scale.



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# TENANCY INFORMATION

## SUBJECT TO CONTRACT

The property is offered to let as a whole. The property will be Let on a 10 Year Farm Business Tenancy with a Break Clause after 5 years for both Landlord and Tenant. Applications will not be considered for part(s).

Responsibility for repair, maintenance and insurance of the property will be with the tenant. The remainder of the terms of the tenancy agreement between the landlord and successful applicant will depend upon the details submitted on the Tender Form and Questionnaire herein provided.

Please note that the land is currently in agricultural use. The land is registered with the Rural Payments Agency albeit there are no Entitlements included within the Tenancy. There are no Delinked Payments included.

The landlord will consider proposals for alternative use of the farm buildings, details of which should be included on the Tender Form and Questionnaire.

Prospective applicants are advised to make their own enquiries with North Norfolk District Council in respect of any planning issues or development/change of use opportunities. The landlord does not guarantee that any application for a consent under current planning legislation or regulations for a change of use or other development will be successful.

The property is offered to let by tender, subject to contract. The deadline for submission of the Tender Form and Questionnaire is **FRIDAY 9<sup>th</sup> AUGUST 2024 at 12 noon**. These should be in a sealed envelope clearly marked in the top left corner "WINDMILL FARM". Envelopes should be delivered to:

ARNOLDS KEYS - IRELANDS AGRICULTURAL, 8 MARKET PLACE, AYLSHAM,  
NORWICH, NORFOLK, NR11 6EH

Your offer should be in writing and in pounds sterling. No offer will be considered if it is made by reference to any other offer. The landlord does not undertake to accept the highest or any other offer.

If signing on behalf of a Company or Partnership please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.

Any offer of a tenancy is subject to receipt of satisfactory references and a satisfactory credit check. Please note that the applicant will be responsible for the cost of the credit check.

Once the successful applicant has confirmed that they would like to proceed the landlord's agent will produce Heads of Terms detailing the proposals for the tenancy agreement based upon the information submitted on the Tender Form and Questionnaire. Any changes to the proposals and/or applicants' circumstances should be communicated to the landlord's agent when they arise.

Once the Heads of Terms are agreed the tenancy agreement will be drawn up, either by the landlord's agent or solicitor. **Please note that each party will be responsible for bearing their own costs throughout this process.**

If you have any queries, please contact the landlord's agent on 01603 250808 or email [victoria.steel@arnoldskeys.com](mailto:victoria.steel@arnoldskeys.com)



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# TENDER FORM

(SUBJECT TO CONTRACT)

Windmill Farm, Wood Norton, Dereham, NR20 5BN

APPLICANT DETAILS:	Applicant 1:	Applicant 2:
Name of Applicant(s):		
Address(es):		
Telephone Number(s):		
Email Address:		
<p>I/We set out below our offer to rent the property as <u>annual rent</u> for Windmill Farm:</p> <p>£ _____ (number)</p> <p>_____ (words)</p> <p>My/Our offer is for the property as a whole as described in the particulars and on the basis of the terms and conditions set out in this document.</p>		
	Applicant 1:	Applicant 2:
Signed:		
Dated:		
REFEREES:	Applicant 1:	Applicant 2:
Name of Referee 1:		
Address:		
Telephone Number(s):		
Email Address:		



## Tender Form (continued)

<b>Name of Referee 2:</b>		
<b>Address:</b>		
<b>Telephone Number(s):</b>		
<b>Email Address:</b>		
<b>SOLICITOR DETAILS:</b>	<b>Applicant 1:</b>	<b>Applicant 2:</b>
<b>Name:</b>		
<b>Address:</b>		
<b>Telephone Number(s):</b>		
<b>Email Address:</b>		
<b>SUPPORTING INFORMATION CHECK:</b>		
	<b>Tender Form</b>	<input type="checkbox"/>
	<b>Referee Details</b>	<input type="checkbox"/>
	<b>Solicitor Details</b>	<input type="checkbox"/>
	<b>Questionnaire</b>	<input type="checkbox"/>



# QUESTIONNAIRE

Please provide details of your current address, including how long you have lived there:

Please provide the number of children living at home (and ages), if any:

Please provide details of any current or intended pets:

Please tell us about your current occupation:

Applicant 1:

Applicant 2:

Having viewed Windmill Farm, please tell us what it is you like about the property?





**Questionnaire (continued)**

Please tell us about your intended use of the property including: (a) who will be occupying the farmhouse as their primary residence, (b) what the farm buildings will be used for, and (c) what the land will be used for?

Is there anything else that you would like us to consider with your application?

