



ARABLE / AMENITY LAND

Three parcels of arable / amenity land, extending to approximately 17.87 hectares (44.16 Acres)

Newport Road and Yarmouth Road | Hemsby | Norfolk | NR29 3PJ

For Sale by Private Treaty as a whole or in up to three lots

INTRODUCTION

The land at Hemsby offers an opportunity to acquire three parcels of grade 1 arable land extending in all to approximately 17.87 Ha (44.16 Acres). The land parcels are gently undulating and benefit from good roadside access. All parcels could be used for arable cropping or alternative purposes including environmental schemes, equestrian, tourism or renewable energy, subject to planning permission.

The land has been fallow for the last 3 years, having previously been farmed in a rotation including cereals, sugar beet and potatoes. The soils are of the Hall and Sheringham soil series described as being freely draining slightly acid, loamy soils. The land is offered for sale as a whole or in up to three lots as follows:

Lot 1: 1.65 Hectares (4.08 Acres)

Lot 2: 14.85 Hectares (36.69 Acres)

Lot 3: 1.37 hectares (3.39 Acres)

LOCATION

The land is located to the south of the seaside village of Hemsby. Hemsby benefits from a sheltered sandy beach, a range of local shops and restaurants, various holiday parks, and family entertainment facilities. Hemsby is situated 8 miles north of the seaside town of Great Yarmouth and approximately 22 miles northeast of the city of Norwich. Lot 1 is located on the south side of Newport Road. Lot 2 is located on the east side of Yarmouth Road and Lot 3 is located on the west side of Yarmouth Road.

DIRECTIONS

From Norwich, take the A47 (Norwich Southern Bypass) heading east for approximately 10 miles until you reach Acle. At the Acle roundabout, take the 2nd exit onto the A1064, signposted towards Caister-on-Sea and Hemsby. Continue for 2 miles before taking a left turn onto Main Road/B1152, signposted towards The Broads and Martham. Follow the road for 2.3 miles and take a right to continue on the B1152 signposted for Martham and Hemsby. After 0.3 miles go straight over at the staggered crossroads onto Repps Road towards Martham. After 1.5 miles you will reach the village of Martham. Take a right by the village green onto Hemsby Road. Upon reaching a crossroads, continue straight over until you reach another junction in the centre of Hemsby. Directions for each lot from here are as follows:

Lot 1: At the junction take a left and an immediate right onto Newport Road. The field entrance is 0.2 miles along Newport Road on your right.

Postcode: NR29 4NN

What3words: /// likewise.invisible.trick

Lot 2: At the junction, turn right onto Yarmouth Road and follow the road south for 0.5 miles and the entrance to the field will be on your left.

Postcode: NR29 3PJ

What3words: /// subway.ignoring.gambles

Lot 3: At the junction, turn right onto Yarmouth Road and follow the road south for 0.5 miles and the entrance to the field will be on your right.

Postcode: NR29 3PJ

What3words: /// begin.prepare.commuter

THE LAND



Lot 1 is a single parcel of arable/amenity land with direct access from Newport Road into the northern end of the field. This parcel extends to approximately 1.65 Hectares (4.08 Acres). It is rectangular in shape with well-established boundaries consisting of hedgerows, trees and wire fencing. The land borders onto a recently established caravan park to the east, equestrian centre to the west and arable field to the south.



Lot 2 is a single parcel of arable land with direct access from Yarmouth Road to the south-west, and from Newport Road in the north-east corner. This parcel extends to approximately 14.85 Hectares (36.69 Acres) of which the croppable area is approximately 14.0 Hectares (34.59 Acres). The field is largely rectangular in shape with well-established boundaries consisting of a combination of hedgerows, trees, banks, and wire fencing. It borders onto a caravan park to the north-east, equestrian centre to the north-west and arable fields to the south and east.



Lot 3 is a single parcel of arable/amenity land with direct access from Yarmouth Road into the north-east corner of the field. This parcel extends to approximately 1.37 Hectares (3.39 Acres). The boundaries are well established, consisting of a combination of hedgerows, trees, banks, and wire fencing. It borders onto a grazing paddock to the south and arable fields to the north and west.

With the quality of the soils, the land is suitable for a variety of crops and has previously been farmed in an arable rotation. Please refer to the cropping history below:

CROPPING HISTORY

Lot	Field Parcel	Description	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
1	TG5016 0775	Arable	Fallow	Fallow	Fallow	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Sugar Beet	Winter Wheat	Winter Wheat
2	TG5016 3531	Arable	Fallow	Fallow	Fallow	Winter Wheat	Oilseed Rape	Winter Barley	Fallow	Oilseed Rape	Winter Barley	Potatoes
3	TG5016 0513	Arable	Fallow	Fallow	Fallow	Winter Wheat	Oilseed Rape	Winter Barley	Winter Wheat	Sugar Beet	Winter Wheat	Winter Wheat

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale by Private Treaty with a **total guide price of £445,000**

Guide prices for the individual lots are:

Lot 1: £60,000

Lot 2: £335,00

Lot 3: £50,000

VIEWING

During daylight hours only with a set of particulars in hand. Please be vigilant and take care when making your inspection for your own personal safety.

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession upon completion.

UPLIFT/OVERAGE

Lots 1 and 2 are offered for sale subject to an uplift/overage clause for a period of 35 years where 50% of any increase in value will be due to the vendor on the grant of any planning permissions for non-agricultural development on the land.

ENVIRONMENTAL SCHEMES

The land does not form part of any environmental schemes.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register.

PLANNING

The land is within the jurisdiction of Great Yarmouth Borough Council to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the land.

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.

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 not currently registered with the Land Registry but an application for first registration has been submitted.

AUTHORITIES

Great Yarmouth Borough Council: 01493 856100

Norfolk County Council: 0344 800 8020

Rural Payments Agency: 03000 200 301

Environment Agency: 03708 506 506

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.

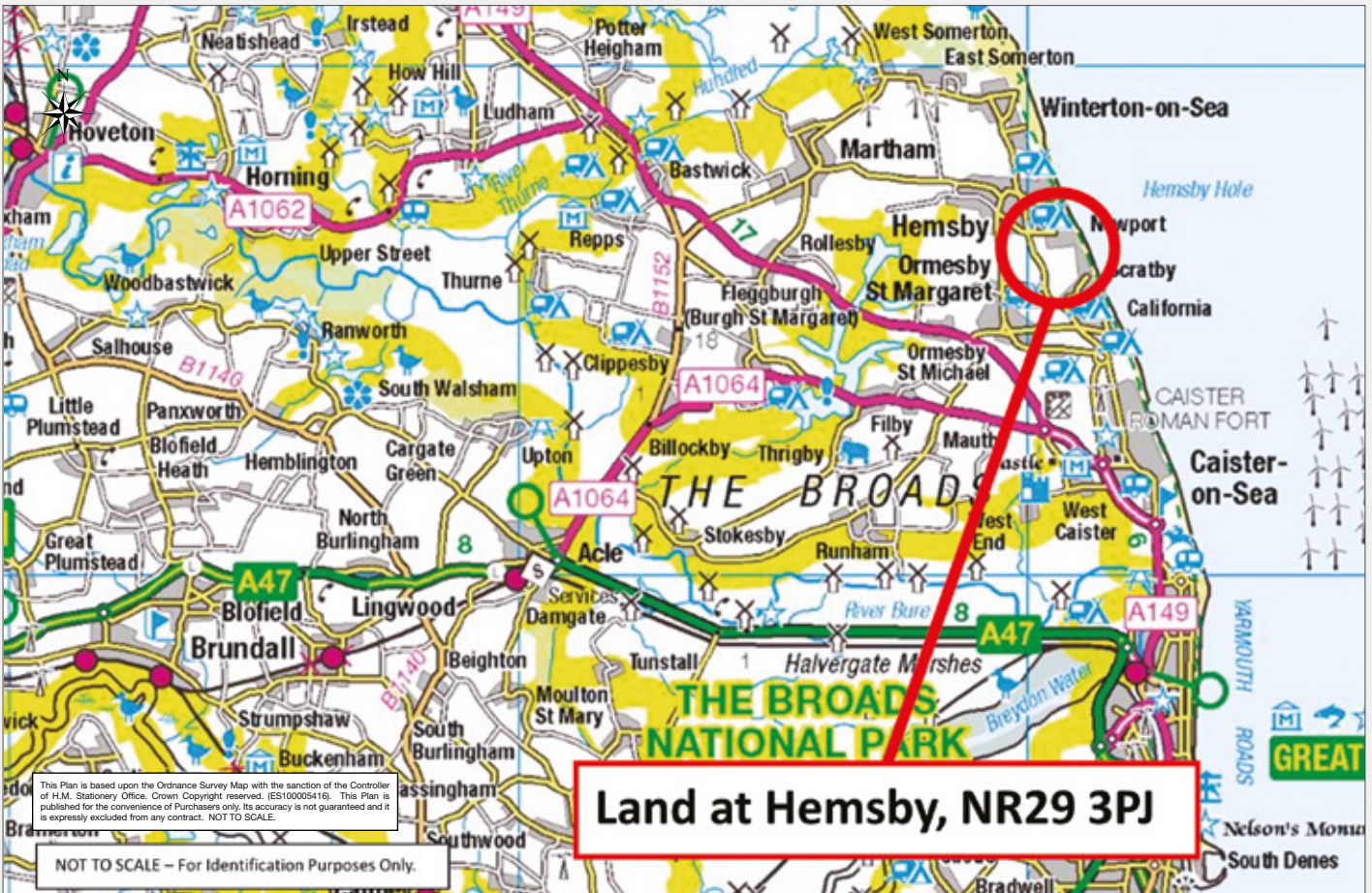
MONEY LAUNDERING REGULATIONS

Under current Money Laundering Regulations we are required to check the identity of the successful purchaser(s) once a sale is agreed.

DISPUTES

Should any disputes 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.

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 May 2024; Particulars dated August 2024.



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