

Ref: AG2021240_TWC

Date: As postmark

Dear Sir / Madam,

Re: 91.24 Ha (225.45 Acres) of arable land at Strumpshaw & Blofield

We are pleased to bring to the market the above land and enclose herewith a set of particulars which I trust will be of interest to you.

The land is offered for sale as a whole or in up to six lots by Private Treaty with the following Guide Prices:

LOT	Ha	Acres	Guide Price
Lot 1 (Red):	6.82	16.85	185,000
Lot 2 (Blue):	11.94	29.50	325,000
Lot 3 (Orange):	19.93	49.25	540,000
Lot 4 (Purple):	19.95	49.30	540,000
Lot 5 (Green):	26.55	65.61	720,000
Lot 6 (Pink):	6.05	14.95	170,000
TOTAL:	91.24	225.45	2,480,000

Should you wish to view the land, please do so at your convenience with a set of particulars in hand.

I look forward to hearing from you with any further questions or queries.

Yours faithfully



Tom Corfield MRICS FAAV
Partner
On behalf of Arnolds Keys - Irelands Agricultural
Email: tom.corfield@arnoldskeys.com

8 Market Place, Aylsham NR11 6EH **T** 01603 250808 **W** arnoldskeys.com

Partners: Guy Gowing | Charlie Penrose | Simon Evans | Tom Corfield | Nick Williams | Phil Cooper

Arnolds Keys is a trading name of Arnolds Keys LLP, a limited liability partnership registered in England and Wales. No. OC353213.
Registered Office: 25 King Street, Norwich NR1 1PD. Where we use the word 'Partner' it refers to a member of Arnolds Keys LLP.





ARABLE LAND AT STRUMPSHAW & BLOFIELD

Norwich | Norfolk | NR13 4AH

Arnolds | Keys
Irelands Agricultural



ARABLE LAND AT STRUMPSHAW & BLOFIELD

Norwich | Norfolk | NR13 4AH

AN OPPORTUNITY TO ACQUIRE PRODUCTIVE ARABLE LAND
EXTENDING TO APPROXIMATELY 91.24 HECTARES (225.45 ACRES)
FOR SALE AS A WHOLE OR IN UP TO 6 LOTS.

Popular location, on the eastern fringe of Blofield and within easy reach of Norwich

Productive, Grade II arable land

Offered as a whole or in up to six lots as follows:

Lot 1 (Red):	6.82 Ha (16.85 Ac)
Lot 2 (Blue):	11.94 Ha (29.50 Ac)
Lot 3 (Orange):	19.93 Ha (49.25 Ac)
Lot 4 (Purple):	19.95 Ha (49.30 Ac)
Lot 5 (Green):	26.55 Ha (65.61 Ac)
Lot 6 (Pink):	6.05 Ha (14.95 Ac)
TOTAL:	91.24 Ha (225.45 Acres)

Offices at Aylsham & Norwich
Tel: **01603 250808**
Email: agricultural@arnoldskeys.com
www.arnoldskeys.com

Contact: **Tom Corfield** MRICS FAAV

Arnolds | Keys
Irelands Agricultural

INTRODUCTION

The land, which currently forms part of Braydeston Hall Farm is offered for sale for the first time since the early 1980s. It offers the opportunity to acquire a total of 91.24 Ha (225.45 Ac) or individual lots to add to an existing holding.

The land has been contract farmed with a rotation including cereals, sugar beet, potatoes and vining peas.

LOCATION

The land is located to the east of the popular village of Blofield which provides a range of local shopping, amenities and school facilities. Blofield lies on the south side of the A47 dual carriageway giving easy and quick access to Norwich (west) and Acle (east).



Lot 5

The bustling broads destination of Wroxham is approximately 7.0 miles to the north west and the seaside town of Great Yarmouth is approximately 13.0 miles east. The city of Norwich is just 8.0 miles to the west which provides a wealth of shopping, amenities, restaurants and leisure facilities together with a direct rail link to London Liverpool Street (2 hours) and an International Airport that regularly flies to a wide range of destinations.

DIRECTIONS

Lot 1

From Norwich, head east on the A47 towards Brundall and Great Yarmouth. Follow the A47 for approximately 2.0 miles and on reaching the roundabout with McDonalds take the second exit signposted for Blofield services. Continue along Yarmouth Road for approximately 0.9 miles and continue straight over at the traffic lights. Continue for another 200 yards along Yarmouth Road and turn right onto Danesbower Lane. Follow this road (which becomes Lingwood Road) for approximately 0.5 miles and at the crossroads* continue straight over signposted for Lingwood and Strumpshaw for approximately 200 yards. Lot 1 will be found on your left and Lot 3 will be found directly opposite.

Directions for Lot 2:

From the gateway of Lot 1 turn right and return to the crossroads*. Continue straight over onto Lingwood Road and after 100 yards the entrance to the field will be found on your left.

For the balance of Lot 2, return to the crossroads* and turn right onto Hemblington Road, after 100 yards the access will be found on your right.

Directions for Lots 3 – 6:

From the crossroads* turn right onto Hemblington Road and continue for approximately 300 yards and you will reach a concrete pad on your left (Lot 5). Lot 4 is directly opposite. For Lot 6 continue further along Hemblington Road, going over the railway bridge. After a further 100 yards the entrance to Lot 6 will be found on your left.

Note: The postcode/location for Lot 1 is: NR13 4AH
(what3words: ///limit.allies.applied)

and for Lot 6 is: NR13 4NE
(what3words: ///salary.centrally.sprint)

THE LAND

The land is all gently undulating with land parcels that are suitable for modern agricultural machinery and equipment. As is typical for the area boundaries comprise a mixture of mature hedges, trees, ditches and banks and all land parcels benefit from good access direct from the public highway. The land is all classified as Grade II with soils of the Hall and Sheringham soil series, described as coarse loam over sandy coverloam over glaciofluvial drift.

The land is offered as a whole or in up to six lots, please refer to the sale plan which indicates the lotting.

LOT 1: Shown red on sale plan

A single parcel extending to approximately 6.82 Ha (16.85 Acres) with access from Lingwood Road.

LOT 2: Shown blue on sale plan

Lot 2 extends to approximately 11.94Ha (29.50 Acres) over two fields with road frontage onto Lingwood Road along the northern boundary and Hemblington Road along the eastern boundary. The purchaser(s) will be required to plant a native boundary hedge between points A – B as shown on the plan.

LOT 3: Shown orange on sale plan

Lot 3 extends to approximately 19.93Ha (49.25 Acres) over two fields with road frontage onto Lingwood Road along the northern boundary and Hemblington Road along the western boundary.

LOT 4: Shown purple on sale plan

Lot 4 extends in all to approximately 19.95 Ha (49.30 Acres) of which 19.89Ha (49.15 Acres) is arable land. The land has road frontage onto both Hemblington Road along its eastern boundary and Braydeston Hall Lane along its northern boundary.

LOT 5: Shown green on sale plan

A single parcel of arable land located on the east side of Hemblington Road and extending in all to approximately 26.55 Ha (65.61 Acres) of which 26.51 Ha (65.51 Acres) is arable land with the balance made up by a small concrete pad. The mainline railway forms the boundary on the south side.

LOT 6: Shown pink on sale plan

A single parcel of arable land extending in all to approximately 6.05 Ha (14.95 Acres) located on the east side of Hemblington Road. The mainline railway forms the boundary on the north side. The Vendors will retain a Right of Way at all times and for all purposes over the access to the land to serve their retained land.



Lot 2

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The property is offered for sale as a whole or in up to six Lots.

TENURE AND POSSESSION

The property is offered for sale 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 until the 31st January 2025.

VIEWING

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

HEALTH & SAFETY

Viewing is at your own risk. Due to the potential hazards of a working farm 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.

INGOING VALUATION

The purchaser(s) will take over the growing crops at completion subject to an additional payment based on the costs incurred up to the date of completion.

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 but the vendor will retain the shooting rights for the 2024-25 season.

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.

IRRIGATION MAIN

An irrigation main runs under lots 2, 3, 4 and 5 but for the avoidance of doubt no water is included as part of the sale. For further information please contact the agent.

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency. No De-linked payments are included in the sale. 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. The land is not part of any environmental stewardship / SFI agreement.

OVERAGE CLAUSE

Lot 6 will be sold subject to an overage clause for a period of 50 years whereby 50% of any uplift in value due to any planning consents for non-agricultural development will be paid to the vendor. Any payments due will be made on the grant of planning consent.

DRAINAGE RATES

These are charged by the Environment Agency.

PLANNING

The property lies within the area administered by Broadland 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.

LAND REGISTRY

The land is all registered with the Land Registry under Title Nos: NK106178, NK155260, NK373402, NK373405, NK202003, NK201817, NK373398, NK202001 and NK155260.

A47 BLOFIELD TO NORTH BURLINGHAM ROAD IMPROVEMENTS

Part of Lot 1 is affected by the A47 improvements as Cadent Gas need to relocate the gas main to allow for the road to be constructed. This will not result in any permanent land take. Further details are available from the agent.

AUTHORITIES

Broadland District Council: 01603 431133
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. 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 sales are agreed.

AGENTS NOTE

In accordance with the Estate Agents Act it should be noted that one of the Vendors of the property is a member of Arnolds Keys.

PHOTOGRAPHS

The photographs in these particulars are from 2023.

Cropping History

LOT 1 - Red				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3409 8154 part	Arable	6.82	16.85	Winter Wheat	Vining Peas	Sugar Beet	Winter Wheat	Winter Wheat	Potatoes
TOTAL		6.82	16.85						

LOT 2 - Blue				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3409 5043	Arable	3.54	8.75	Potatoes	Winter Wheat	Winter Wheat	Sugar Beet	Winter Wheat	Potatoes
TG3409 4215 pt	Arable	8.40	20.76	Winter Wheat	Potatoes	Spring Barley	Sugar Beet	Winter Wheat	Vining Peas
TOTAL		11.94	29.50						

LOT 3 - Orange				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3409 7332	Arable	3.99	9.86	Potatoes	Winter Wheat	Winter Wheat	Sugar Beet	Sp. Barley & W. Wheat	Potatoes
TG3409 9207	Arable	15.94	39.39	Spring Barley	Sugar Beet	Winter Wheat	Vining Peas	Winter Barley	Spring Barley
TOTAL		19.93	49.25						

LOT 4 - Purple				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3408 7249	Arable	19.89	49.15	Sugar Beet	Winter Wheat	Vining Peas	Winter Wheat	Spring Barley	Sugar Beet
TG3408 7221	Copse	0.06	0.15	Trees	Trees	Trees	Trees	Trees	Trees
TOTAL		19.95	49.30						

LOT 5 - Green				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3508 1940	Arable	26.55	65.61	Potatoes	Spring Barley	Sugar Beet	Winter Wheat	Vining Peas	Winter Barley
TOTAL		26.55	65.61					Potatoes	Spring Barley

LOT 6 - Pink				Cropping					
Field Parcel No	Description	Area - (Ha)	Area - (Ac)	2024	2023	2022	2021	2020	2019
TG3508 2712	Arable	6.05	14.95	Spring Barley	Spring Barley	Sugar Beet	Winter Wheat	Pots	Spring Barley
TOTAL		6.05	14.95						



IMPORTANT NOTICE

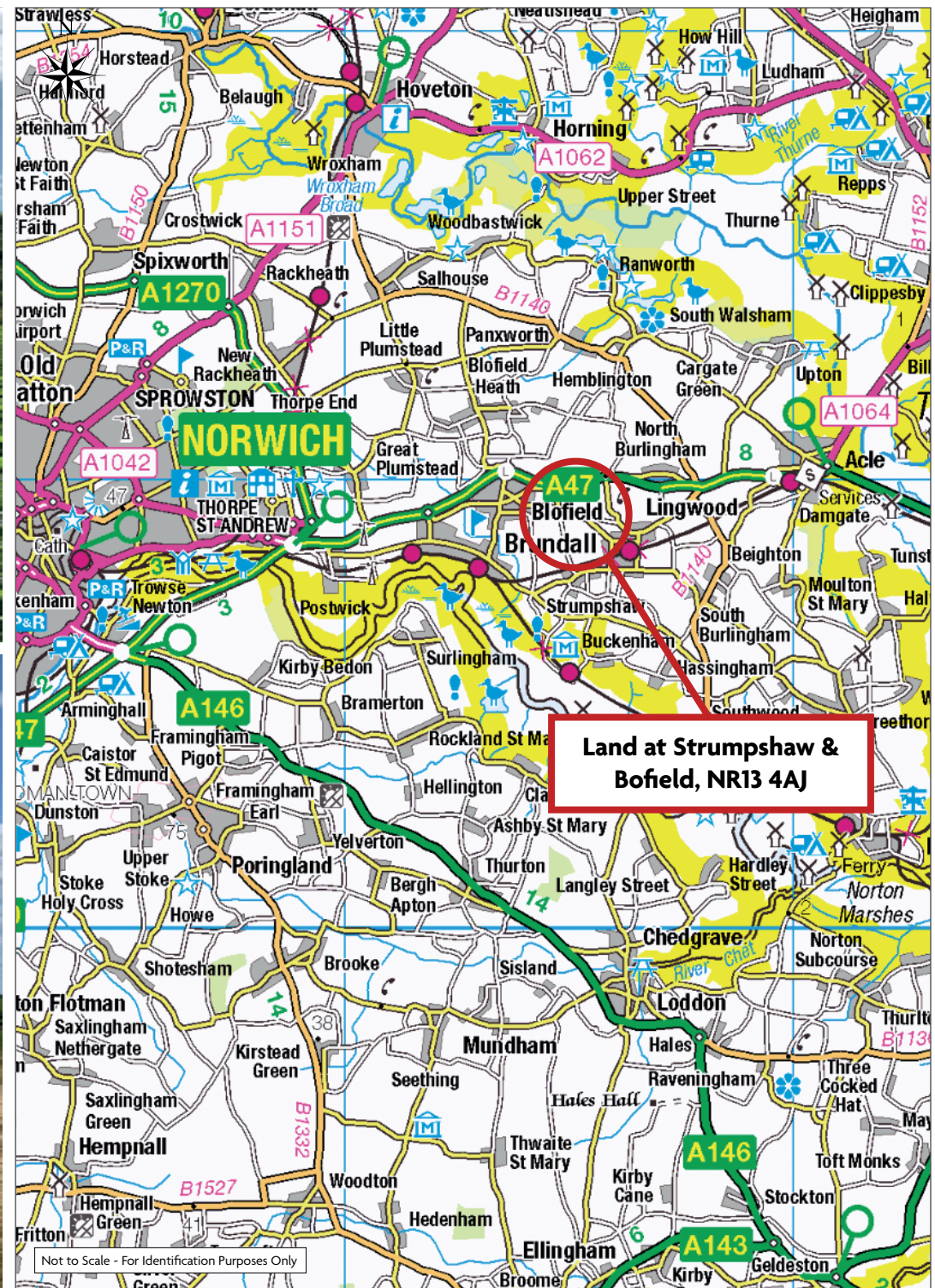
These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is 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 July 2023. Particulars dated September 2024.

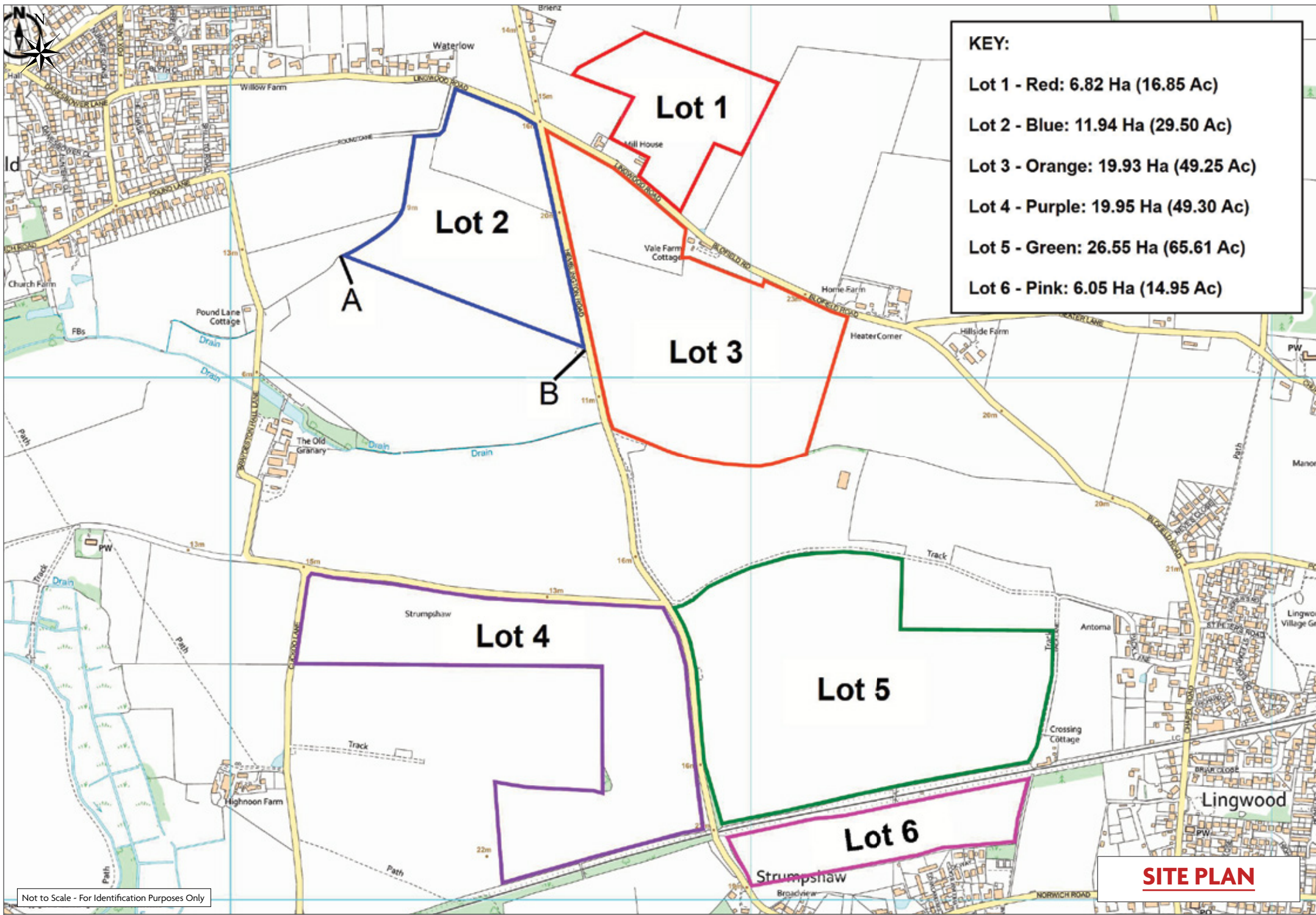


Lot 3



Lot 4





- KEY:**
- Lot 1 - Red: 6.82 Ha (16.85 Ac)
 - Lot 2 - Blue: 11.94 Ha (29.50 Ac)
 - Lot 3 - Orange: 19.93 Ha (49.25 Ac)
 - Lot 4 - Purple: 19.95 Ha (49.30 Ac)
 - Lot 5 - Green: 26.55 Ha (65.61 Ac)
 - Lot 6 - Pink: 6.05 Ha (14.95 Ac)

Not to Scale - For Identification Purposes Only

SITE PLAN



01603 250808

Offices at Aylsham and Norwich

arnoldskeys.com

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Ireland's Agricultural