



## Arable Land, Woodland and Pasture For Sale

Two parcels of land extending in all to approximately 7.17 Ha (17.73 Ac)

Scarow Beck Road | Erpingham | Norfolk | NR11 6PL

For Sale by Private Treaty



## DESCRIPTION

**Lot 1** - One parcel of productive arable land extending to 4.89Ha (12.08ac) together with **Lot 2** - 2.29Ha (5.56Ac) comprising amenity woodland 1.36Ha (3.35Ac) and 0.93Ha (2.30Ac) of meadow land.

The parcel lies in the parish of Erpingham and Lot 1 can be accessed directly off Scarrow Beck Road and Lot 2, School Road.

The arable land is gently undulating and has most recently been part of a countryside stewardship scheme. Now available to be returned to an arable rotation. The soils are of the Hall and Sheringham soil series described as being free draining, slightly acid loamy soils suitable for a range of spring and autumn sown crops.

The woodland comprises an attractive compartment of mixed hard and softwood species together with an area of low meadow adjoining School Road

The boundaries are well established and visible, consisting of a combination of mature hedging, trees, banks and road.

The arable land is suitable for continued agricultural use, alongside environmental schemes with the grassland suitable for grazing purposes.

Alternatively, it could be used for amenity purposes or for biodiversity net gain (BNG).

## CROPPING HISTORY

The arable land has been traditionally cropped within an arable rotation for many years but more recently entered into a Countryside Stewardship Scheme.

## LOCATION

The land is located off Scarrow Beck Road, 0.5 mile south of the village of Erpingham, 2.5 miles north of the market town of Aylsham.

## DIRECTIONS

From Aylsham, head north along the old Cromer Road for approximately 2.5 miles, through the village of Ingworth, then turning left on Eagle Road. The arable field will be found by taking the first left along Eagle Road onto Scarrow Beck Road. By continuing along Scarrow Beck Road and taking the first right the access to the meadow and woodland belt will be found immediately after Erpingham Primary School.

**NOTE:** Please take care when exiting the field entrance onto the highway.

**Postcode:** NR11 6PL

**What3Words:** ///contour.president.quietly - Arable  
///storming.quibble.chap - Meadow and Woodland

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

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

### METHOD OF SALE

The property is offered for sale by Private Treaty in two lots at a **guide price** of: **Lot 1 - £130,000 Lot 2 - £85,000**

**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 December 2024; Particulars dated January 2025.

## TENURE AND POSSESSION

Freehold.

## 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 currently registered with Land Registry under Title Number NK315810

## RURAL PAYMENTS AGENCY

The land has been registered with the Rural Payments Agency.

## ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into an environmental stewardship agreement.

## 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.

## 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 Value Added Tax shall be payable on the transaction.

## 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.



**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
Irelands Agricultural