



Arable Land For Sale

A single parcel of arable land extending in all to approximately 9.56 Hectares (23.62 Acres)

Sandy Lane | Southrepps | Norfolk | NR11 8NJ

For Sale by Private Treaty

DESCRIPTION

One parcel of Grade 2 arable land extending in all to approximately 9.56 Hectares (23.62 Acres).

The parcel lies in the parish of Southrepps and can be accessed directly off Sandy Lane along the northeastern boundary.

The land is gently undulating and has recently been cropped with sugar beet and potatoes. 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 cereal and vegetable crops.

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

The land is suitable for continued agricultural use, alongside environmental schemes. Alternatively, it could be used for amenity purposes or for biodiversity net gain (BNG) purposes.

CROPPING HISTORY

2025	2024	2023	2022	2021	2020
Winter Wheat	Sugar Beet	Winter Barley	Winter Barley	Spring Barley	Sugar Beet

LOCATION

The land is located off Sandy Lane, 0.5 mile northwest of the village of Southrepps, 4 miles southeast of the coastal town of Cromer, and 6 miles northwest of the market town of North Walsham.

DIRECTIONS

From North Walsham, head northwest along the Cromer Road (A149) for approximately 5 miles before turning right onto Thorpe Road. Continue along Thorpe Road for 1 mile until you reach the village of Southrepps and take a sharp left onto Sandy Lane. Follow the road for approximately 0.5 mile and the field entrance will be on your left.

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

Postcode: NR11 8NJ

What3Words: ///wasps.cosmic.sober

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 as a whole at a guide price of £280,000

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 registered under Land registry Title Number NK527272

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency.

ENVIRONMENTAL STEWARDSHIP

The land forms part of a Sustainable Farming Incentive 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.

INGOING VALUATION

The sale will be subject to an ingoing valuation comprising of the cost of inputs and work done.

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.



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 November 2024; Particulars dated November 2024.

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