

# HALL FARM

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NORTHWOLD | NORFOLK

**BROWN & CO**





# HALL FARM

NORTHWOLD, NORFOLK, IP26 5LG

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## AN EXCEPTIONAL FARMING AND INVESTMENT OPPORTUNITY

Irrigated Arable Land

Range of modern and traditional Farm Buildings

Classic Norfolk Farmhouse

Residential Development Potential

Land under Option for Solar Array (With Planning Permission)

IN ALL APPROXIMATELY 118 HECTARES (292 ACRES)  
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN THREE LOTS

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## INTRODUCTION

Hall Farm Northwold is a family owned and farmed holding, comprising a significant block of productive well-managed arable land with irrigation, a reservoir, River Wissey frontage, a range of modern and traditional farm buildings and The Old Farmhouse all located within a distinct block on the edge of the village. The farm offers a diverse range of opportunity, from potential residential development to consented Solar Array provision, added to the excellence of irrigated land suited to a wide range of commercial crops.



## LOCATION AND SITUATION

Hall Farm is located on the north western edge of Northwold village, Norfolk, just off the busy A134, being well situated between Swaffham (11 miles) to the north east, Thetford (13 miles) to the south east and Downham Market (11 miles) to the north west which is on the Fen Train Line. Approximate train times: Cambridge (42 minutes), London King's Cross (1 hour 35 minutes) and King's Lynn (14 minutes).

Northwold is a rural settlement which is mentioned in the Domesday Book, being a charming and sought-after village, boasting many beautiful period properties and local amenities including an active Social Club, a Primary School and a Church. Thetford Forest is only a 17 minute drive (9 miles) to the south offering a wide range of amenities and activities for all.

The area around Northwold is predominantly agricultural in nature with highly productive arable land focussed on arable and livestock production, including combinable and root crops mainly potatoes, field vegetables and sugar beet. Outdoor reared pigs are also prominent in the area on the lighter soils and the significant sugar beet factory at Wissington is only 9 miles to the west.





## LOT 1: THE FARM

Hall Farm is a highly productive arable and root crop farm with the benefit of irrigation in a well-managed single block with easy access throughout via well maintained farm tracks. The topography of the land generally appears flat, however the land to the south of the farm is approximately twenty feet above sea level and then gradually decreases to five feet above sea level along the northern boundary at the River Wissey.

Lot 1 extends to 92.64 hectares (228.91 acres) or thereabouts comprising approximately 88 hectares (217.34 acres) of arable land, with a winter-fill irrigation reservoir in surrounding pastures, a small parcel of woodland and a modern grain store, workshop and yard area.

There are two Water Abstraction Licences which will be transferred to the Buyer (a 45,500m<sup>3</sup> annual Winter Abstraction Licence and a 22,680m<sup>3</sup> annual Licence for Summer spray irrigation). The land has been farmed in a combinable cropping and root crop rotation, including wheat, beans, maize, sugar beet and potatoes.

The majority of the soils on the farm belong to the Newmarket 2 Soil Series being well-drained calcareous coarse loamy and sandy soils over chalk. The northerly part of the farm, along the River Wissey, belongs to the Isleham 2 Soil Series being deep permeable sandy and peaty soils. The land has benefitted from chicken manure applications in recent times and is essentially free draining in nature, however there are some land drains in various locations on the farm.

There is an informal arrangement in place between the Sellers and a third party who runs a small game shoot at Hall Farm and the adjoining land and who would be interested in carrying on the arrangement subject to a new arrangement being agreed.

The Farm Buildings included in Lot 1 are situated in the north western part of the farmyard illustrated on the building plan herein.

The farm buildings are detailed as follows:

No.	Area (approx. m <sup>2</sup> ) – GEA	Description
1	437	A modern grain store with a concrete floor which has vents for blowing ambient air into the building from outside. The building has a steel portal frame, steel grain walls, a steel roller shutter door, fibre cement corrugated sheet cladding and roof.
2	170	A secure concrete building with low eaves, corrugated sheet asbestos/fibre cement roof.



## LOT 2: THE OLD FARMHOUSE, YARD & BUILDINGS

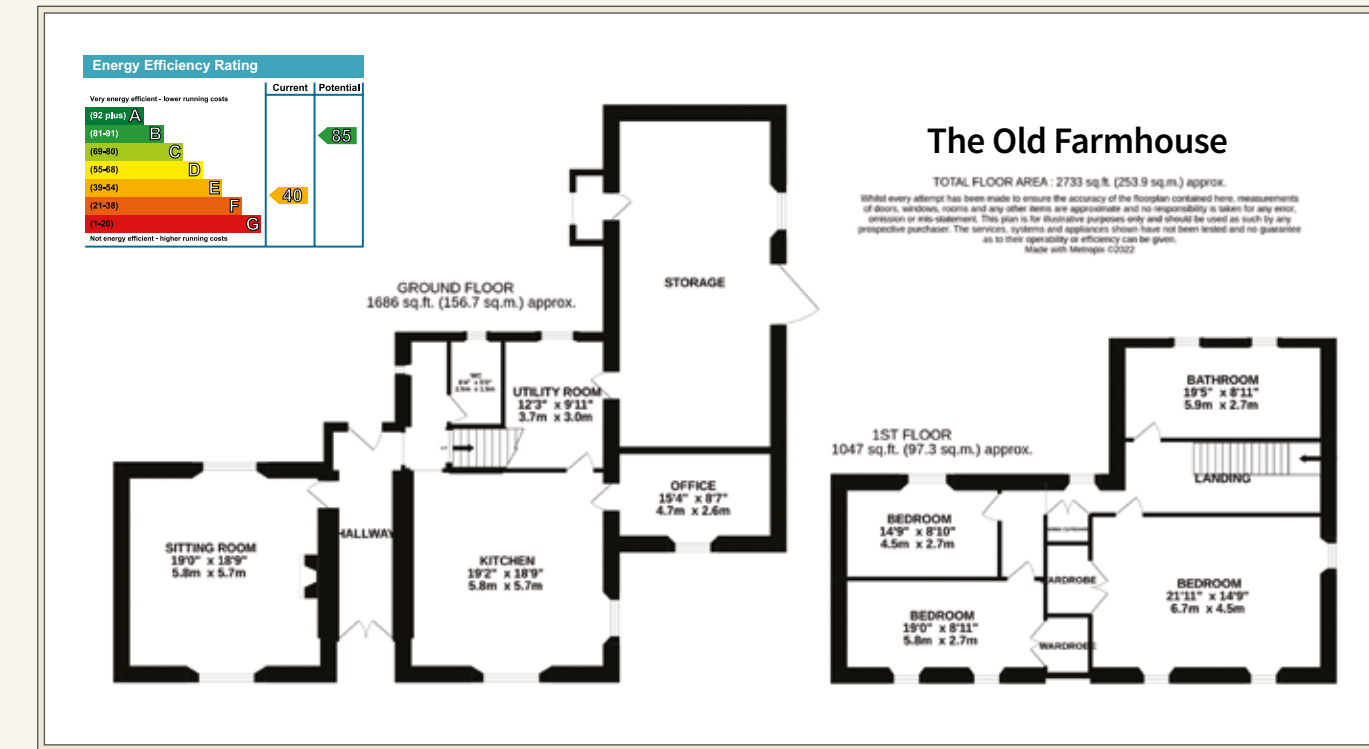
Located in the main yard at Hall Farm, Lot 2 includes The Old Farmhouse which is a traditional three bedroomed detached brick, stone and timber framed dwelling under a pantile roof. A traditional farmhouse, the property has the potential for modernisation and expansion particularly courtesy of an adjoining former bakehouse very suited to renovation into the living area of the house. The western elevation also attaches to one of the traditional brick and flint farm buildings which could also form part of the future expansion of the dwelling.

Lot 2 also includes a range of traditional brick and Norfolk flint farm buildings, two more modern buildings and the adjoining pasture land to the north of the farmyard extending to approximately 4.25 hectares (10.50 acres).

In all Lot 2 extends to approximately 5.40 hectares (13.34 acres).

The farm buildings are detailed as follows:

No.	Area (approx. m <sup>2</sup> ) – GEA	Description
3	350	A traditional brick, flint and timber barn under a pantile roof attached to The Old Farmhouse at the western elevation.
4	590	A steel framed open sides general purpose storage barn with corrugated steel sheet cladding and corrugated fibre cement/asbestos sheet roof.
5	691	Concrete framed, breeze block base general purpose buildings with asbestos/fibre cement corrugated sheet cladding and roof. There is also a small brick, flint and timber adjoining building under a clay pantile roof, as well as a detached timber framed, steel sheet walled and roofed building.
6	237	A traditional cart store building constructed from brick and flint with a timber frame under a clay pantile roof. Part of the building has two storeys with open fronted ground floor vehicle storage and a second enclosed storey with an external staircase.
7	4 x 24	Four steel sheet grain bins.

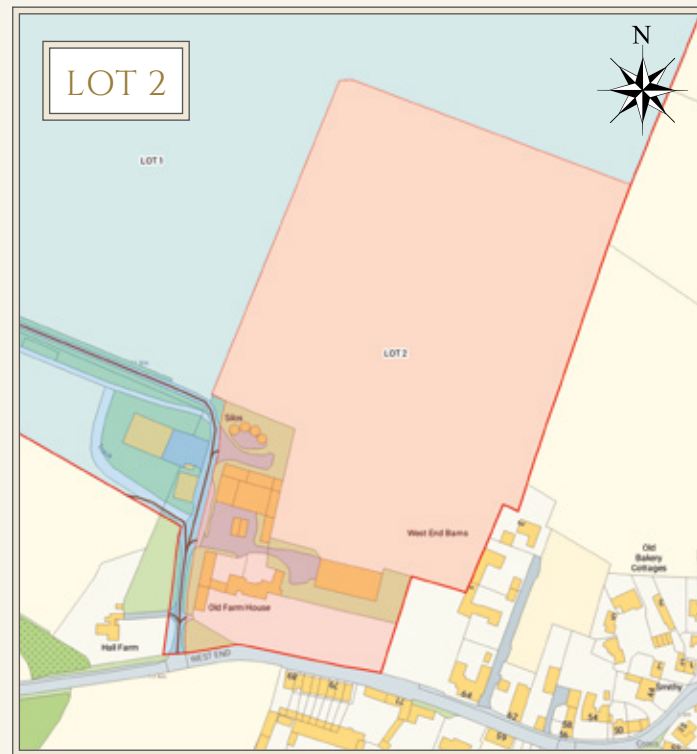




## PLANNING POTENTIAL

The range of traditional farm buildings has been identified as having significant development potential. A Pre-Application was submitted by the Sellers in December 2022 to the Borough Council of King's Lynn and West Norfolk to assess the potential for a partial demolition of the modern buildings and a change of use from agricultural to residential on the traditional buildings for three dwellings.

The outcome of this application is that the principle of the development of the barns would be deemed acceptable in line with current Planning Policy and that if the scheme was designed accordingly and in line with Policy, it is likely a Planning Application would be recommended for Approval. Since receiving the positive decision from the Council, the Sellers have instructed contractors to carry out various essential surveys on the buildings including ecology, species and structural surveys. The plan below illustrates the initial suggested development.



## LOT 3: THE SOLAR ARRAY DEVELOPMENT

The Lot 3 offering at Hall Farm includes 20.19 hectares (49.89 acres) of bare arable land situated in the heart of the holding being of the same quality and description as in Lot 1. The land is irrigated and forms part of the current farming operation.

All of the land in Lot 3 is under an Option Agreement for Lease between the Sellers and a Solar developer which commenced on 17th November 2021 for a two year term subject to an extension provision.

On 15th March 2022 Planning Permission, under Planning Reference 21/02302/FM, was granted for a ground-mounted solar farm and associated infrastructure, access and grid connection. It is anticipated that the Solar developer will sign the Lease in the second half of 2023. The proposed cable route is marked on the Sale Plan as an orange dash line.

Details of the Solar Option Agreement are available in the Data Room.

This offering of Hall Farm makes the assumption that the Solar Lease has been signed.





## GENERAL REMARKS & STIPULATIONS

### METHOD OF SALE

The Freehold of the property is offered for sale by Private Treaty as a Whole or in Three Lots.

### TENURE AND POSSESSION

The land and buildings are currently held under an Agricultural Holdings Act 1986 Tenancy (varied under the 1995 Agricultural Tenancies Act) which will be surrendered on Completion of the Sale. Vacant Possession will be available following harvest 2023 (subject to the Solar Array Lease, if completed). Holdover will be required if a sale of the land completes before the current crops are harvested. Holdover on The Old Farmhouse will be required until 1st October 2023. Holdover will also be required on the farm buildings, Hall Farmyard and adjoining paddocks for a farm machinery sale in October 2023.

### EXCHANGE OF CONTRACTS

Exchange of Contracts is to take place 21 days after receipt by the Buyer's Solicitor of a draft Contract.

A deposit of 10% of the purchase price will be payable on Exchange of Contracts. If early entry is required, the Buyer will be asked to pay an additional 10% at that stage.

### STATUTORY DESIGNATION

All the land lies within a Surface Water Nitrate Vulnerable Zone.

### ACCESS

Rights of access will be retained over routes marked brown on the Sale Plan for the Solar development, 90 West End, the land and farmyard depending on how the sale is finally arranged.

### BASIC PAYMENT SCHEME (BPS)

The land is registered with the Rural Payments Agency, however no BPS Entitlements are included with the sale. The current occupiers will retain the Basic Payment for 2023 and the Buyer will be expected to indemnify the Sellers and the occupiers against any breaches of Cross Compliance up to 31st December 2023. The current occupiers will receive and retain any future Basic Payment runoff payments on the land.

### CROSS COMPLIANCE

The occupiers will be responsible for Cross Compliance up to the date of Completion. The Buyer will take over the Cross Compliance obligations on Completion and will indemnify the occupiers for any non-compliance which results in a penalty or reduction in the occupiers payments under the Basic Payment Scheme.

### WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

### SERVICES

The Old Farmhouse is connected to mains water and electricity with an oil fired heating system and private sewage system.

Hall farmyard has a three phase electricity supply and mains water connection. A diagram of services is available in the Data Room.

### BOUNDARIES

The Buyer shall deem to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining boundaries nor their ownership.

### OUTGOINGS

A General Drainage Charge is payable on the Land to the Environment Agency. Further details are available from the Sellers' Agents.

Council Tax is payable on The Old Farmhouse.

### VAT

Should any sale of the farm, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

### SPORTING, MINERALS AND TIMBER

All mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

Sporting rights are available in the Freehold of Hall Farm, however the fishing rights along the southern bank of the River Wissey adjoining Hall Farm are owned by the neighbouring landowner and are excluded from the sale.

### TOWN AND COUNTRY PLANNING

The Buyer will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

### FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

### PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

### DATA ROOM

Access to the Data Room will be made available on request from Rowley Barclay in the Brown & Co King's Lynn Office.

### VIEWINGS

Strictly by appointment with Brown & Co. Please contact: E: rowley.barclay@brown-co.com T: 01553 778062 E: jim.major@brown-co.com T: 01553 778058.

### DISPUTES

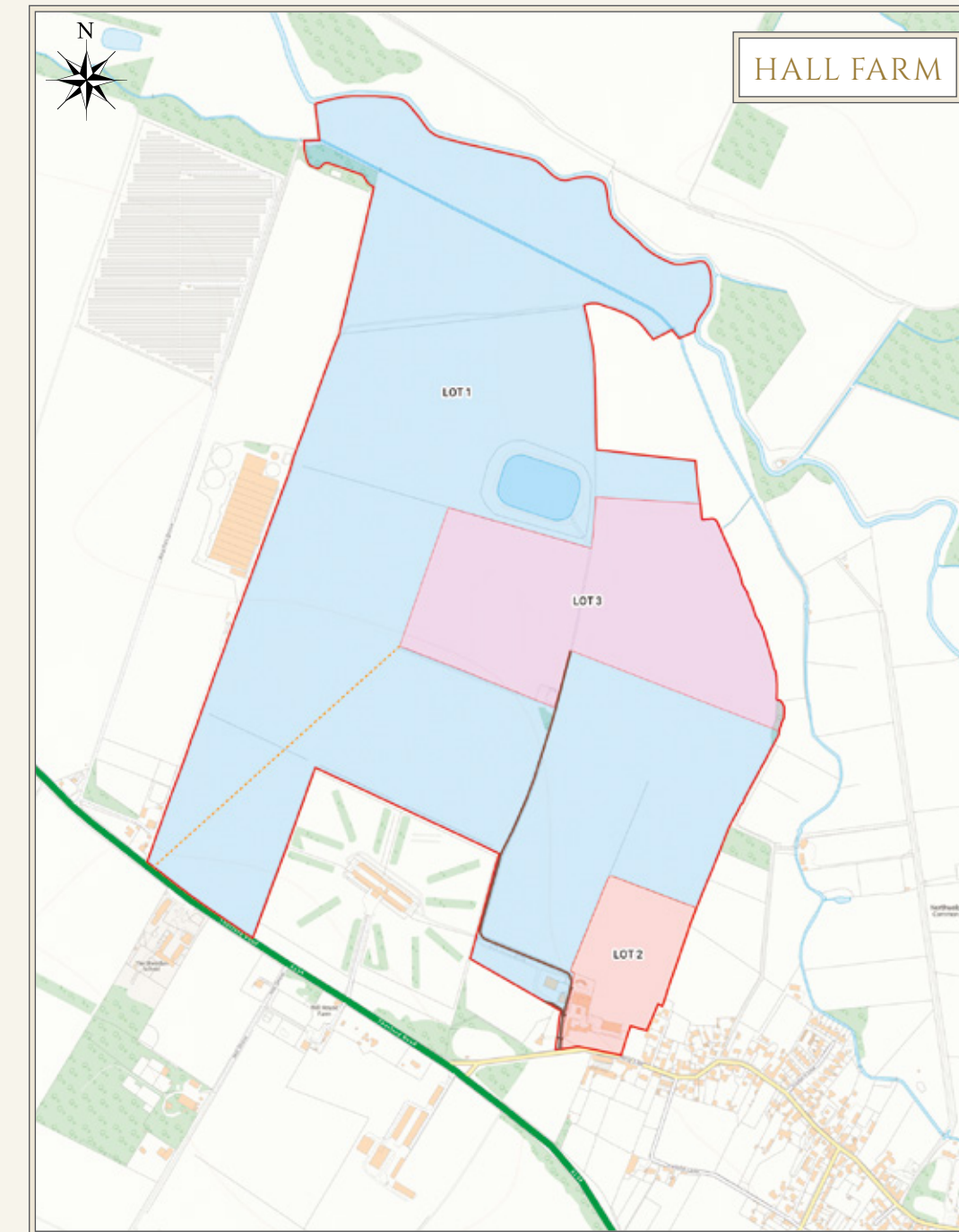
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents.

### HEALTH & SAFETY

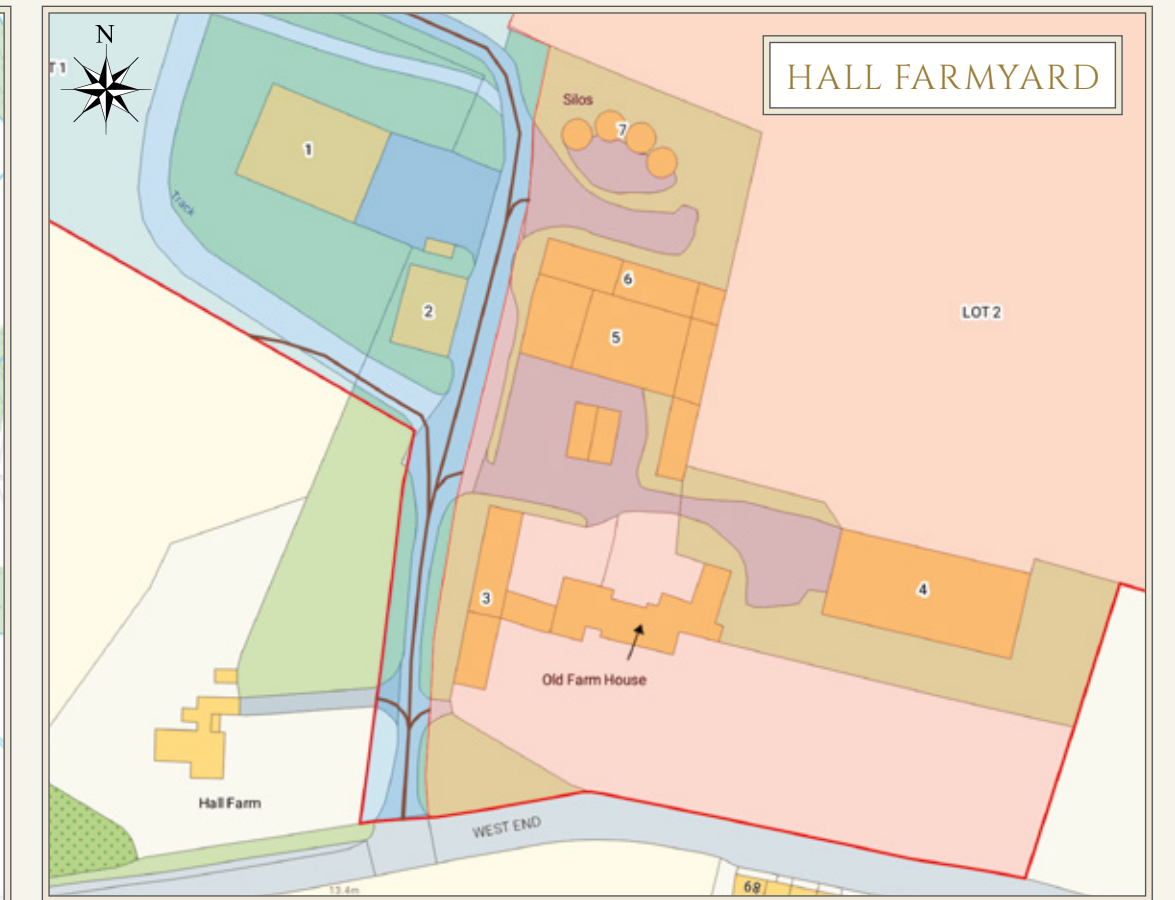
The property is part of a working Farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Selling Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



HALL FARM



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### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in April 2023.



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