



WYRLEY FARM

Shipdham, Norfolk, IP25 7NW

BROWN & CO



WYRLEY FARM

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Wyrley Farm is a ring-fenced fully equipped arable farm with diversification and environmental development opportunities

what3words - ///positions.lifestyle.regard

37.30 hectares (92.18 acres) of productive arable land

17th Century detached four bedroom farmhouse

A range of traditional and modern agricultural/storage buildings with residential/commercial development potential

In all extending to approximately 42.51 hectares (105.05 acres)

**GUIDE PRICE: £1,900,000 FOR THE WHOLE
FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN THREE LOTS**



Market Chambers
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INTRODUCTION

Wyrley Farm, Shipdham, is a traditional and well-kept family owned and farmed holding, comprising a productive block of managed arable land with the main yard, buildings and farmhouse situated in the centre of the farm. The farm offers a diverse range of opportunities for a Buyer including the expansion of the existing agricultural holding, potential equestrian uses, residential or commercial development (subject to Planning Approval) of the buildings and significant environmental prospects.

LOCATION AND SITUATION

The farm is situated on the north side of Shipdham village in the heart of Norfolk, 4.7 miles south west of Dereham, 21 miles west of Norwich and 27 miles south of the North Norfolk Coast.

The main holding is situated on the north side of Swan Lane (Lots 1 & 2) with Lot 3 located on the south side of Swan Lane; Lot 3 comprises a single parcel of amenity land.

Wyrley Farm, Shipdham, Norfolk, IP25 7NW
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All of the land and property is within Breckland Local Planning Authority and Norfolk County Council.

LOT 1

Situated in the centre of the farm is the main farmstead with some adjoining pasture land making up Lot 1 which extends to approximately 2.93 hectares (7.25 acres) comprising:

Wyrley Farmhouse which is a 17th Century detached four-bedroom property on the west side of the farmyard constructed of clay lump walls with rendered elevations (end wall has been bolstered by a brick skin and buttress) under a pantile roof. The property is in good condition but in need of modernisation. There is an attractive garden to the west of the house with a pond, which was created when the clay was historically extracted for building materials for the house and farm buildings.

The yard, buildings and farmhouse benefit from single phase mains electricity, a bore hole and pump providing water to the house and buildings and a private septic tank servicing the farmhouse. The farmhouse has an oil-fired heating system including a dated but up-to-date serviced oil-fired AGA.

Adjoining the yard and buildings on the south side of Lot 1 is a parcel of permanent pasture and a coppice of trees extending to 1.89 hectares (4.68 acres).



Lot 1 is accessed along a smooth tarmac farm track linking to Swan Lane. If the farm is sold in Lots, Lot 1 will include the track and the purchaser of Lot 2 will be granted a right of access along the track for agricultural purposes and will include an annual maintenance contribution.

There is significant scope for diversification and alternative uses amongst the range of farm buildings. The traditional clay lump building in the centre of the yard (Building 7) has been identified to have potential for residential conversion (subject to obtaining the relevant Planning Permissions).

BUILDING PLAN (GROSS EXTERNAL AREAS)

Building	Description	Sq ft
1	A low eave concrete portal frame grain store with a concrete floor	2,416
1b	Lean-to general store	1,032
2 & 3	Timber portal frame general store/livestock building	4,200
4	Block single storey pig pens	1,280
5	Timber, steel and block workshop	707
6	Secure block store with a concrete floor	571
7	Clay lump and timber framed traditional barn	3,080
8	Timber brick and block livestock stores/pens and stables	3,185
9	Timber brick and block stables	500
10	Traditional style Nissen building	1,570
11	Traditional style Nissen building	406
12	Wyrley Farmhouse	1,244

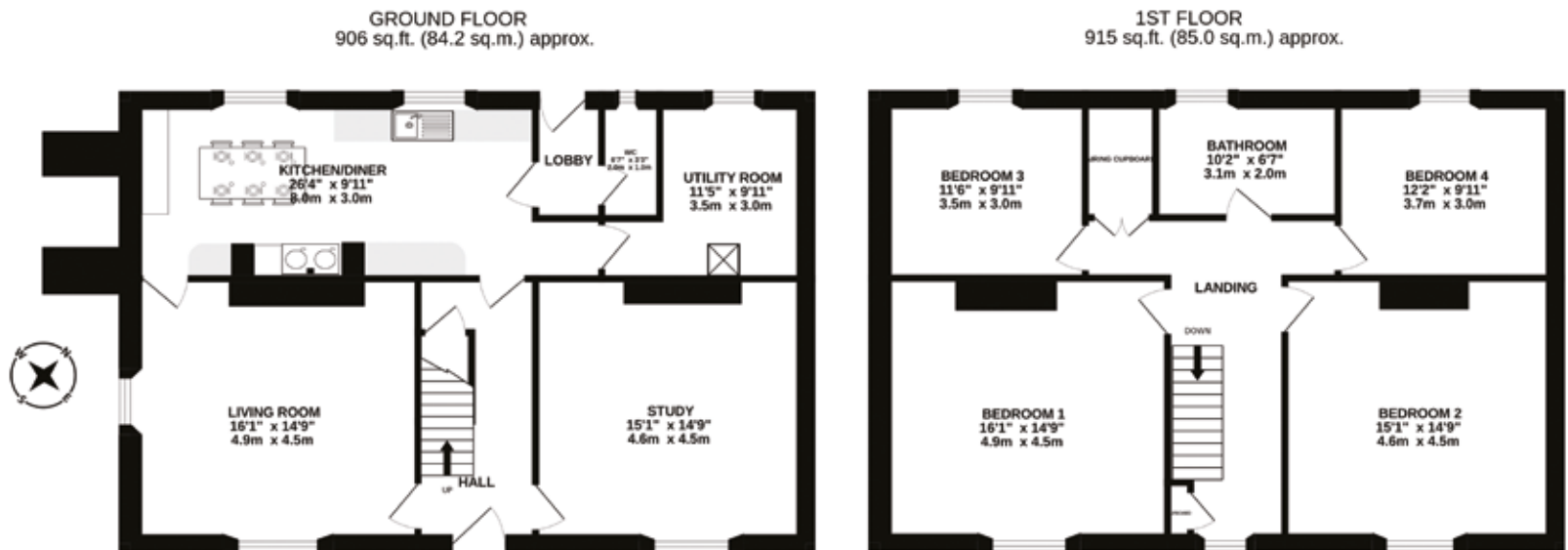
The buildings have varied roof constructions, including corrugated fibre cement sheets, tin sheet, clay pantile and corrugated asbestos. An asbestos report has been carried out and is available from the Selling Agents on request.



WYRLEY FARM

Approximate Gross Internal Area:
1821 sq ft / 169.2 sq m

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
33	





LOT 2

Lot 2 comprises 37.30 hectares (92.18 acres) of productive bare arable land with all of the land belonging to the Beccles 1 Soil Association being fine loamy soils over clay suitable for growing winter and spring combinable crops and some root crops including sugar beet and potatoes.

All of the farm is currently cropped with grass as part of a two year grass lay for haylage. Over the past ten years combinable crops and sugar beet have been grown across the farm, the current grass crop will be cut in late summer/early autumn 2024 for the last time, then Vacant Possession will be granted. A schedule of back cropping is available from the Selling Agents. The majority of the farm is underdrained and drainage plans are available from the Selling Agents.

The land can be accessed along the main farm track which links Swan Lane to Lot 1. If the farm is sold in Lots, an agricultural Right of Access will be retained for the benefit of the purchaser of Lot 2 with an annual maintenance contribution payable to the owners of Lot 1.

LOT 3

Situated on the south side of Swan Lane, Lot 3 comprises a single parcel of amenity pasture land extending to approximately 2.27 hectares (5.62 acres). The land has periodically been grazed, which has managed the grass and there are no services currently connected to the parcel.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

Wyrley Farm is offered for sale by Private Treaty.

LOTING

If a party is interested in alternative Lotting, please contact the Selling Agents to discuss such a proposal.

EXCHANGE OF CONTRACTS

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

TENURE AND POSSESSION

All of the land is currently being farmed under an inter-family arranged Contract Farming Agreement and Holdover will be required for the final haylage crop to be removed over all of Lot 2 which is anticipated to be no later than October 2024.

Early Entry may be available on the house, buildings and Lot 3 depending on the timing of Completion.

The farmhouse is currently being occupied by a family member and Vacant Possession will be available on Completion.

STATUTORY DESIGNATION

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

BASIC PAYMENT SCHEME (BPS) AND STEWARDSHIP

All of the BPS de-linked payments will be retained by the sellers until the end of the scheme in 2027. There are currently no Stewardship or Sustainable Farming Incentive (SFI) schemes entered into on the farm.

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.

BOUNDARIES

The Buyer(s) shall be deemed 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 Selling Agents.

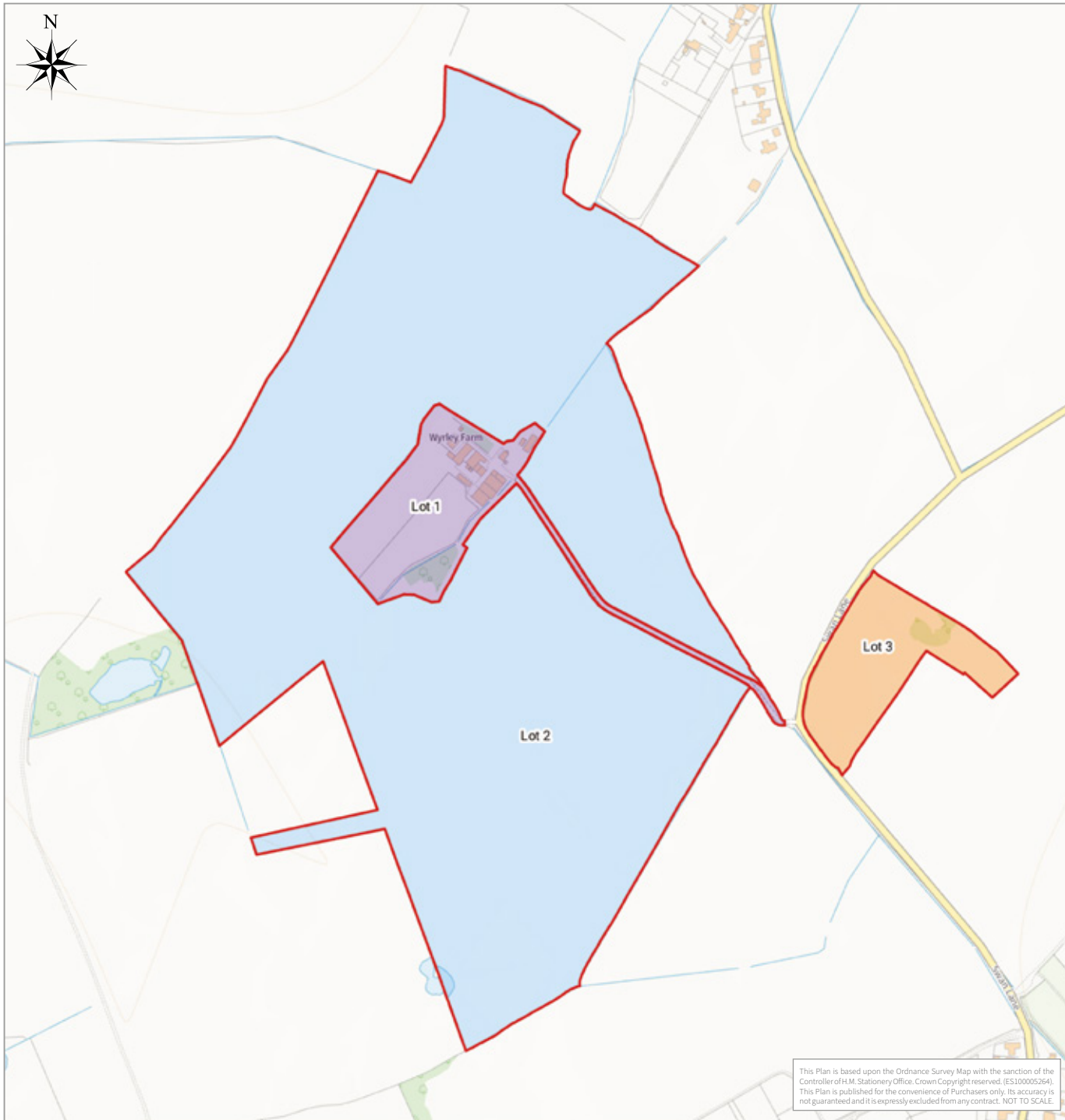
Council Tax is payable on Wyrley Farmhouse.

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



TOWN AND COUNTRY PLANNING

The Buyer shall be deemed to have full knowledge and be satisfied as to any 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.

VIEWINGS

Strictly by appointment with Brown & Co. Please contact:

E: rowley.barclay@brown-co.com

T: 01553 770771

E: jamie.seaman@brown-co.com

T: 01553 770771

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, a Buyer 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.



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 of 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 2024. Brochure by wordperfectprint.com.

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