



Hurricane Farm  
Bodham, Holt, Norfolk

**BROWN & CO**

# Hurricane Farm, Bodham, Holt, Norfolk

An attractive and productive block of arable land situated less than 3 miles east of the Market Town of Holt in the county of Norfolk.

Lot 1 - Bare arable land extending to approximately 31.35 hectares (77.47 acres)

Lot 2 - Bare arable land extending to approximately 2.95 hectares (7.29 acres)

In all approximately 34.30 hectares (84.76 acres)

**FOR SALE BY PRIVATE TREATY**

**AVAILABLE AS A WHOLE OR IN TWO LOTS**



## INTRODUCTION

Hurricane Farm extends to approximately 34.30 hectares (84.76 acres) of productive arable land which has been farmed to a high standard. The land is gently undulating in an attractive rural setting with added amenity and environmental appeal.

## LOCATION & SITUATION

Hurricane Farm is located less than three miles east of the popular Market Town of Holt on the perimeter of the village of Bodham, south of the A148 Cromer Road.

Approximate Postcode: NR25 6RN

What3Words: latter.horn.gong

## LOT 1

A productive block of arable land extending to 77.47 acres comprising a single parcel well suited for modern arable farming systems. The land benefits from good access directly off the A148 Cromer Road to the north and off the Selbrigg Road to the south. All of the land belongs to the Newport 4 Soil Association being a deep well drained sandy soil often stoneless suitable for the growing of cereals and root crops including sugar beet and potatoes. The land is considered as a mix of Grade Two and Three on the Agricultural Land Classification maps.

## LOT 2

A single parcel of arable land situated to the south of Lot 1, covering 7.29 acres and of similar soil type. The land is bordered to the south and west by mature woodland and has road frontage direct onto Selbrigg Road. The land has been farmed as part of the wider arable rotation but would also lend itself to alternative uses such as environmental schemes, tree planting or paddocks.

## CROPPING

All of the land has been farmed in a conventional arable rotation of cereals and sugar beet. A detailed cropping schedule is available from the Vendors' Agents.

## COUNTRYSIDE STEWARDSHIP SCHEME

There is currently a Mid-Tier Countryside Stewardship Scheme in place across Hurricane Farm (ending December 2025) which includes options on the property and other land not included with the sale.

The current scheme is to be split and transferred to the purchaser/s. Details of the current Agreement options and payments are available from the Vendors' Agents.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF SALE

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

### TENURE AND POSSESSION

The land is owner occupied, except for the wind cable route occupied by Orstead Hornsea Project Three. Vacant Possession will be available at completion on the owner occupied land although holdover is required to lift the sugar beet crop until 31st January 2025.

### ORSTED HORNSEA PROJECT THREE

Part of Lot 1 is currently occupied under a formal lease for the installation of wind farm cables by Orstead Hornsea Project Three. Further information is available from the Vendors' Agents.

### EXCHANGE OF CONTRACTS

Exchange of Contracts to take place 21 days after receipt by the Purchaser's Solicitor of the draft Contract. A deposit of 10% of the purchase price will be payable on exchange of Contracts.

### STATUTORY DESIGNATION

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

#### **BASIC PAYMENT SCHEME (BPS)**

The Land is registered with the Rural Payments Agency, however all delinked payments will be retained by the Vendors.

#### **MANAGEMENT COMPLIANCE**

The Vendors will be responsible for following the DEFRA Rules for Farmers and Land Managers up to the date of completion. The Purchaser(s) will take over these obligations on Completion and will indemnify the Vendors for any non-compliance which results in a penalty or reduction in the Vendors payments under the Basic Payment Scheme and/or Countryside Stewardship 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. There are no public rights of way over the property. There are UKPN poles and cables across part of the property and rights reserved by British Gas Corporation. Further details of rights affecting the Title are available from the Vendors' Agents.

#### **BOUNDARIES**

The Purchaser(s) shall deem to have full knowledge of all boundaries and neither the Vendors nor the Vendors 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 Vendors' Agents.

#### **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 Purchaser(s) 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. The Shooting Rights are let out until 2nd February 2025 when they will come back in hand.

#### **TOWN AND COUNTRY PLANNING**

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

#### **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: [Jamie.seaman@brown-co.com](mailto:Jamie.seaman@brown-co.com) or  
[lulu.agnev@brown-co.com](mailto:lulu.agnev@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 Vendors' Agents.

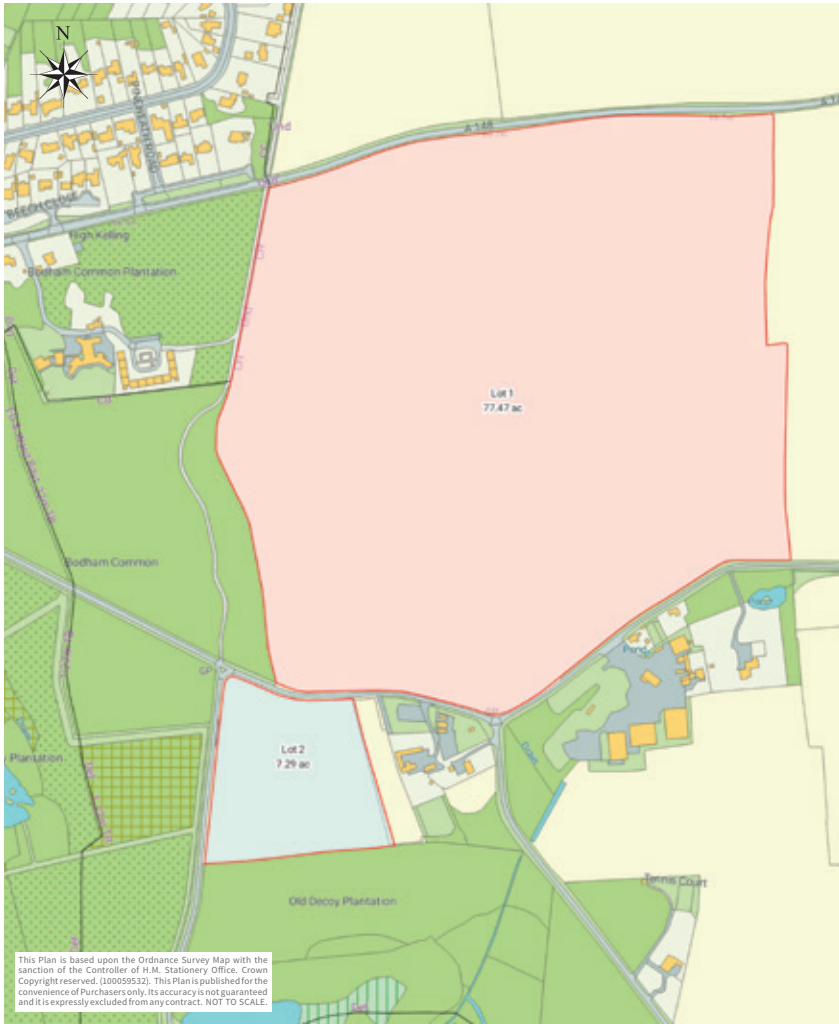
#### **HEALTH & SAFETY**

The property is part of a working farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Vendors nor the Vendors' 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 Vendors' 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.