



Hall Farm

Northwold, Norfolk, IP26 5LG

BROWN & CO



Hall Farm, Northwold, Norfolk, IP26 5LG

The Old Farmhouse, yard, grass paddocks and buildings with development potential

Classic Norfolk Farmhouse
Range of Modern and Traditional Farm Buildings
Mixed Use Development Potential
Adjoining Permanent Pasture Land

In all extending to approximately 5.30 hectares (13.10 acres)
FOR SALE BY PRIVATE TREATY AS A WHOLE



LOCATION AND SITUATION

Hall Farm is located on the northwestern edge of Northwold village, Norfolk, just off the 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, with recent residential development conversions and boasting many beautiful period properties. There are 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.

DESCRIPTION

The offering is all located on the north side of West End, Northwold, comprising The Old Farmhouse which is a traditional farmhouse of three bedroom detached brick, stone and timber frame under a pantile roof. The property has the potential for modernisation and expansion particularly courtesy of an adjoining former bakehouse well 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.

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

There is huge scope for development, conversion and diversification across the property (subject to Planning), or for the creation of a smallholding or equestrian property.

In all the property extends to approximately 5.30 hectares (13.10 acres).

The farm buildings are detailed as follows:

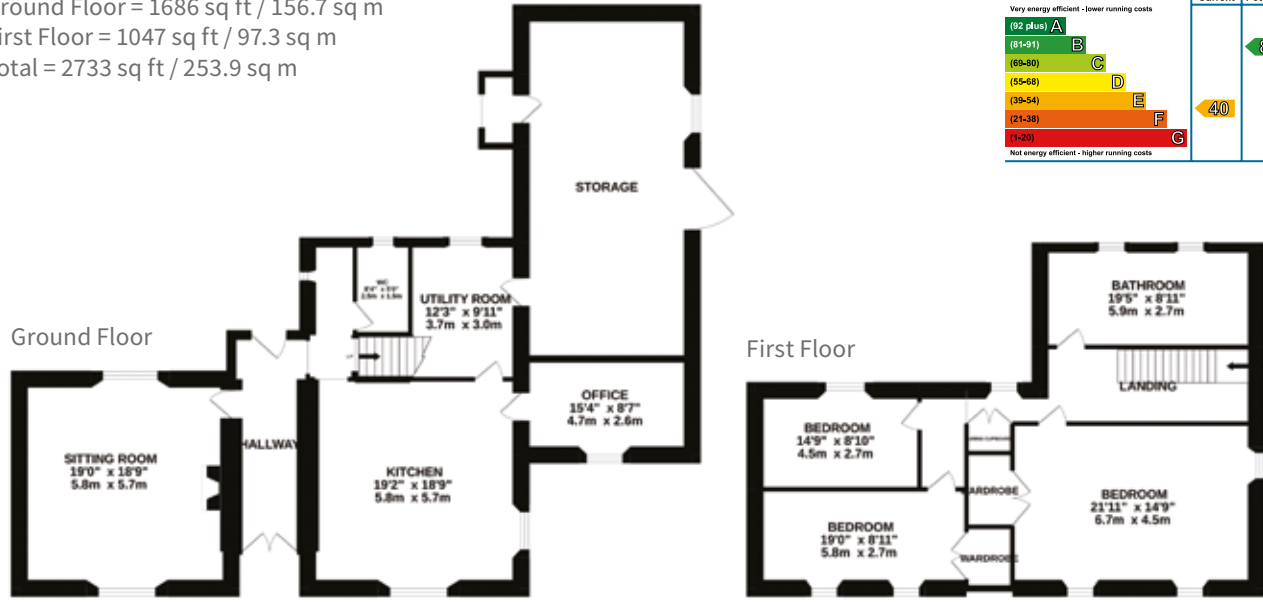
No.	Area (approx. m2) - GEA	Description
1	350	A traditional brick, flint and timber barn under a pantile roof attached to The Old Farmhouse at the western elevation.
2	590	A steel frame open sides general purpose storage barn with corrugated steel sheet cladding and corrugated fibre cement/asbestos sheet roof.
3	691	Concrete frame, 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 frame, steel sheet walled and roofed building.
4	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.
5	4 x 24	Four steel sheet grain bins.



THE OLD FARMHOUSE

Ground Floor = 1686 sq ft / 156.7 sq m
 First Floor = 1047 sq ft / 97.3 sq m
 Total = 2733 sq ft / 253.9 sq m

Energy Efficiency Rating	
	Current Potential
(02 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	40



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 (marked A) illustrates the initial suggested development.

GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

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

TENURE AND POSSESSION

All of the property is being sold with Vacant Possession.

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.

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 plan of services is available from the Selling Agents.

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.



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (100059532). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.



WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Buyer(s) will benefit from unrestricted rights of access over the routes marked brown on the Sale Plan. They will also have a right to upgrade the access track subject to agreeing a maintenance Agreement with the owner of the track if any future Planning Condition requires improvement.

The adjoining property owner has retained the right to upgrade the electricity supply connecting to the transformer and overhead cables within the grass paddocks. They have also retained the rights to connect to the main water supply in West End.

The property 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.

VAT

It is understood that VAT is not chargeable on any of the property transaction.

OUTGOINGS

Council Tax is payable on The Old Farmhouse.

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.

VIEWINGS

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

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.



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 other 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 Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

Brown&Co King's Lynn

Market Chambers | 25-26 Tuesday Market Place | King's Lynn | PE30 1JJ

T 01553 770771

E kingslynn@brown-co.com

BROWN & CO

Property and Business Consultants
brown-co.com