



# LAND AT FORNCETT ST PETER

Norfolk

**BROWN & CO**

# LAND AT FORNCETT ST PETER

An attractive and productive block of principally arable land.

- Lot 1 – Bare arable land and pasture extending to approximately 10.29 hectares (25.42 acres)
- Lot 2 – Bare arable land extending to approximately 8.77 hectares (21.68 acres)
- Lot 3 – A parcel of arable/ amenity land extending to approximately 2.36 hectares (5.82 acres).

In all approximately 21.42 hectares (52.92 acres) as a whole or in 3 Lots

## INTRODUCTION & LOCATION

The land at Forncett St Peter extends to approximately 21.40 hectares (52.93 acres) of primarily arable land divided into 3 lots. The land is gently undulating in an attractive rural setting with significant amenity and environmental appeal.

The land is classified as Grade 3 by the Provisional Agricultural Land Classification Sheet and identified as being part of the Burlingham 1 Series being described generally as deep coarse and fine loamy soils with slowly permeable sub-soils, mostly suited to a combinable cropping rotation.

The land has formerly been let under an Agricultural Holdings Act Tenancy in a conventional arable rotation. Over the past ten years the back cropping has included winter cereals, and sugar beet.

The What3Words reference for the lots is:

- Lot 1: ///grove.chatted.press.
- Lot 2: ///darkens.radiates.mason
- Lot 3: ///unstated.churn.trap.

The lots may all be accessed directly from the highway, being Norfolk County Council maintained roads.

## DESCRIPTION

Lot 1 comprises approximately 10.29 hectares (25.42 acres) including 8.69 hectares (21.47 acres) of productive arable land divided into 3 parcels and an attractive parcel of permanent pasture bordered by hedges and extending to approximately 1.6 hectares (3.94 acres). There is good access to the land from Northfield Road to the north and Long Stratton Road to the south.

Lot 2 comprises approximately 8.77 hectares (21.68 acres) of undulating arable land divided into 2 parcels with access from Long Stratton Road to the north and Gilders Wood Road to the south. To the south there is a small parcel of grass which we are advised used to be an old gravel pit thereafter filled in with partly material from the Council dust carts.



Lot 3 comprises a single parcel of arable/ amenity land with extensive road frontage onto Long Stratton Road and The Lane to the south extending to 2.36 hectares (5.82 acres).

## **GENERAL REMARKS & STIPULATIONS**

### **METHOD OF SALE**

The property is offered for sale by private treaty as a whole or in lots. If a prospective purchaser is interested in part of any lot they are invited to discuss their requirements with the selling agents.

### **TENURE & POSSESSION**

The property is offered for sale freehold.

### **EXCHANGE OF CONTRACTS & COMPLETION**

Exchange of contracts will take place within 21 days of receipt by the purchasers' solicitor of a draft contract with completion no later than 28 days thereafter. A deposit of 10% of the purchase price will be payable on exchange of contracts.

### **BASIC PAYMENT SCHEME**

The Land is registered with the Rural Payments Agency; however, no BPS Entitlements are included with the sale. The former Tenant will receive and retain any future delinked payments from the land.

### **SERVICES**

There are no main services connected to the land.

### **OUTGOINGS**

Drainage rates are payable. All outgoing will be apportioned on completion.

### **SPORTING, MINERAL & TIMBER**

These are included in the sale so far as they are owned, subject to statutory exclusions.

### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The land is sold subject to and with the help and 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. In particular it should be noted that:-

- There is a water main through parcels 2248 and 4042 of Lot 1 which we are advised supplies neighboring residential property.
- A public footpath runs through each of the Lots as marked on the sale plan.

### **VALUE ADDED TAX**

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



## TOWN & COUNTRY PLANNING

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

In particular, Lots 1 and 2 are likely to be subject to the Norwich to Tilbury National Grid Transmission Project with pylons proposed in both lots. Further detail is available from the Vendors Agents.

## PLANS, AREAS & SCHEDULES

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

## DISPUTES

Should any dispute arise as to the boundaries or any points concerning these particulars, schedules, plans or interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent, whose decision acting as expert shall be final.

The purchaser shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Sellers' Agents will be responsible for defining the boundaries or the ownership thereof.

## VIEWING

By appointment with the selling agents Brown & Co. Please contact Sarah Lucas.

## AGENT'S NOTE

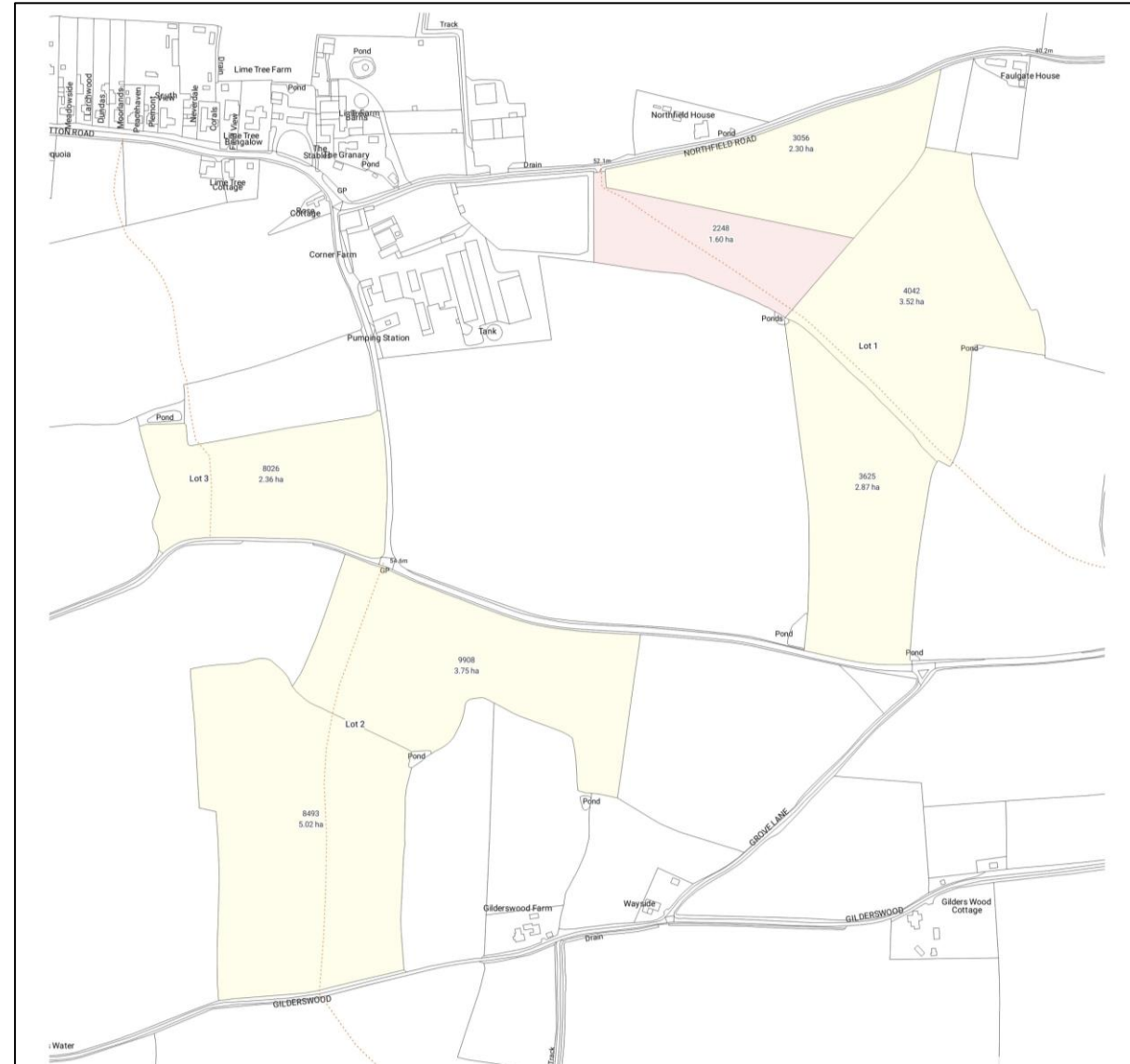
For an offer below the guide price the vendors will seek a deed of covenant whereby 30% of any increase in value following the grant of any planning permission or other approval under the Town & Country Planning Acts for anything other than agricultural or equestrian use shall be paid to the Council. The covenant will run for 30 years from the date of the conveyance and will be payable on implementation of a planning consent/approval or sale of this property with the benefit of the planning permission/approval. This will exclude the Norwich to Tilbury National Grid Transmission Project.

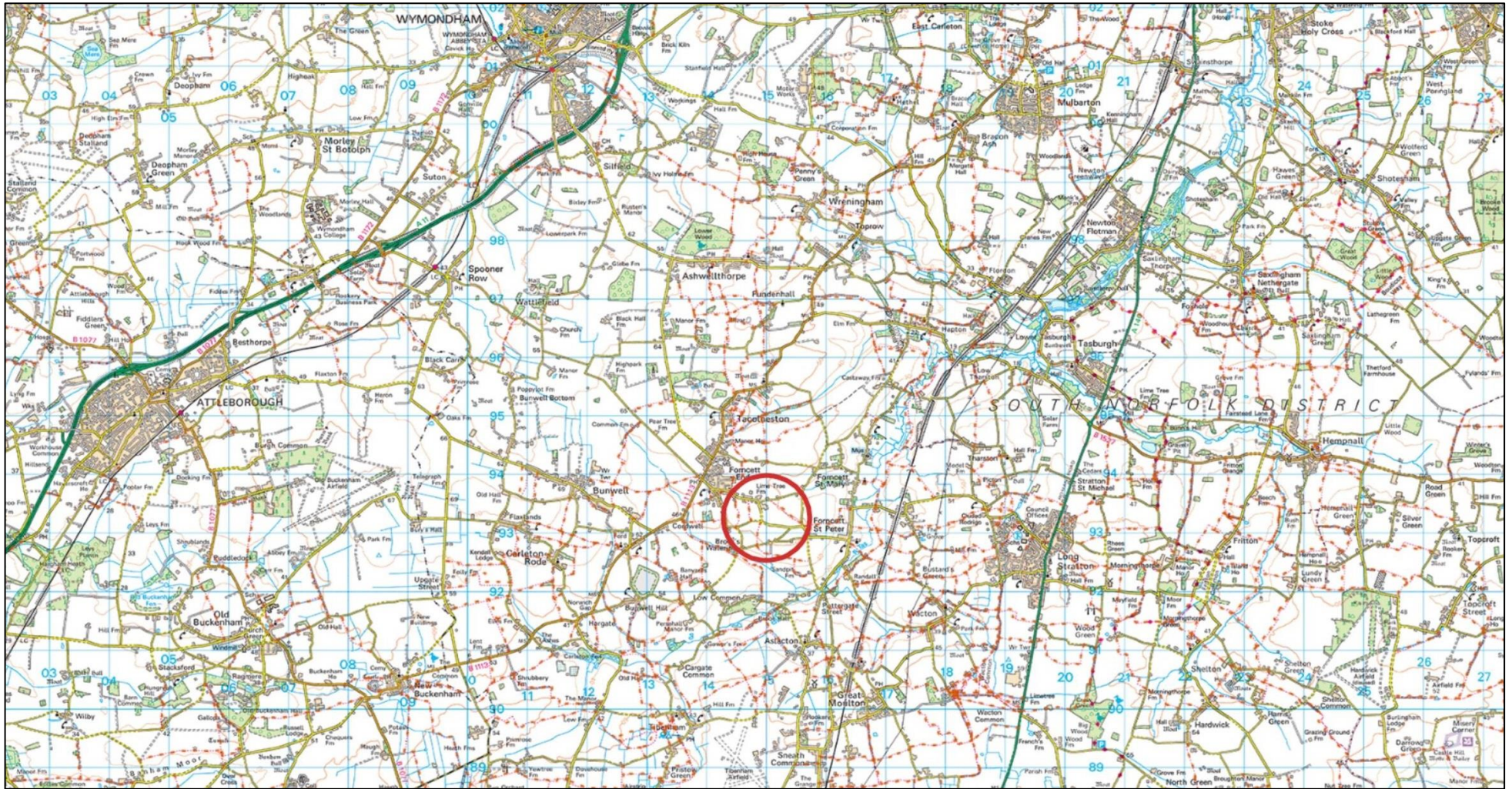
## HEALTH & SAFETY

The land is part of a working farm and therefore viewers should be careful and vigilant whilst on the holding. Neither the Seller 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 recent Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to the 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 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 November 2021. Brochure by wordperfectprint.com.