



LONGWOOD HOUSE

Topcroft, Norfolk

BROWN & CO

LONGWOOD HOUSE

Topcroft, Norfolk, NR35 2BA

Substantial period farmhouse with farm buildings and grazing within easy reach of Norwich

7-bedroom farmhouse with 3 reception rooms in attractive gardens and grounds with traditional outbuildings

Range of modern farm buildings with scope for alternative uses (subject to planning)

Grazing, and the potential to add more land, by separate negotiation.

In all approximately 4.13 hectares (10.20 acres)

FOR SALE BY PRIVATE TREATY AS A WHOLE

INTRODUCTION

Longwood House and farm buildings represent an exciting prospect in the market, providing prospective purchasers with the opportunity to acquire a substantial country house in an idyllic rural setting within easy reach of Norwich.

The period farmhouse offers extensive accommodation; including the adjoining garage and tack room the overall accommodation is in excess of 6000ft² (559m²).

The property includes traditional buildings, which have been used for stabling, located adjacent to the farmhouse as well as an extensive range of farm buildings, formerly used by the vendor's livestock enterprise.

The house and buildings are set within grazing meadows. The intention is to include 2.35 hectares (5.80 acres) of grazing within the sale but further land may be available by separate negotiation.





LOCATION & SITUATION

Longwood House is located within the village of Topcroft in south Norfolk. Topcroft is a rural village approximately 15 miles south of Norwich. The village has good access to services with the market towns of Bungay (6 miles) and Harleston (8 miles) offering good local services within easy reach. The village of Hempnall (approximately 3 miles) provides everyday services including a village shop, medical practice and primary school.

Norwich, the cathedral city and regional centre of East Anglia provides a wide range of shopping, cultural and leisure facilities and has a mainline rail service to London Liverpool St with an approximate fastest journey time of 1 hour 40 minutes.

Norwich Airport, on the outskirts of the city, has an increasing number of flights to European destinations and international destinations via Schiphol (Amsterdam).

The postcode of Longwood House is NR35 2BA.

The what3words reference for the farmhouse is ///feasted.ever.bend

LONGWOOD HOUSE

Longwood House dates back to the 18th Century with later additions and sits in an idyllic position, set back from the minor Topcroft Road, with views over farmland. The property is constructed of brick with hipped pitched slate roof. It was in the ownership of Sir Jeremiah Colman until the 1920's when it was acquired by the vendors and has remained in the same family ever since. The property has provided a wonderful family home over many years and would now benefit from some updating, giving prospective purchasers the opportunity to remodel the accommodation to suit their individual requirements.

The accommodation, with high ceilings and impressive proportions, is arranged over two floors with three principal reception rooms, a large farmhouse kitchen/breakfast room with four over Aga, as well as extensive ancillary accommodation in terms of cloakrooms, boot room and utility areas.

From the imposing central hallway, a sweeping staircase leads to the large landing with doors to the seven bedrooms and two bathrooms. There is scope to rationalise the accommodation to provide further bathrooms.

FARM BUILDINGS

To the north of the farmhouse, and accessed via the grounds of the house are the traditional buildings constructed of red brick under a pantile roof.

The extensive range of farm buildings are approached from a separate entrance off Topcroft Road. The buildings were formerly used by the Vendor's dairy enterprise. As well as the substantial footprint of buildings, with a combined total area of in the region of 2,800 square metres, the complex includes concrete hard standing and former silage clamps. The building range may lend itself to be adapted for alternative uses, including equestrian subject to planning. Please note that the calf house located on the north side of the yard is excluded from the sale and will be removed prior to completion.

GRAZING AND SCHOOL

To property is set within grazing meadows which have been utilised by the Vendors livestock enterprise as well as grazing for horses. The property includes an outdoor school.

Further land may be available by separate negotiation and there could be some flexibility on the boundaries proposed.

GENERAL REMARKS & STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale freehold with vacant possession on completion.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole. If a purchaser is interested in part of the property or would prefer not to acquire all of the farm buildings, they are invited to discuss their requirements with the selling agents. Similarly, additional land may be available by separate negotiation.

EXCHANGE OF CONTRACTS & COMPLETION

Exchange of contracts will take place within 21 days after receipt by the Purchaser/s 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.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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 or not referred to in these particulars.

In particular it should be noted that a public footpath runs through the grounds of the farmhouse, close to the public highway.

The Vendors will be reserving the right to lay services through land that is sold with the farmhouse and, similarly, will grant a reciprocal right for any services required by the house and yard to be brought through their retained land.

Additional rights / works required for drainage of surface water from the yard will need to be clarified when the sale boundary is finalised.

SERVICES

The property benefits from mains electricity and drainage to a private system. The Purchasers will need to install a new private treatment system for drainage with the existing system being able to be used for up to 6 months following completion.

The property has previously used a bore hole water supply although it has had access to a mains water supply. It is the intention of the Vendors to reconnect a mains water supply prior to completion.

OUTGOINGS

Longwood House is in Council Tax Band F.

Apportionment of all outgoings will be made as at the date of completion.

VAT

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

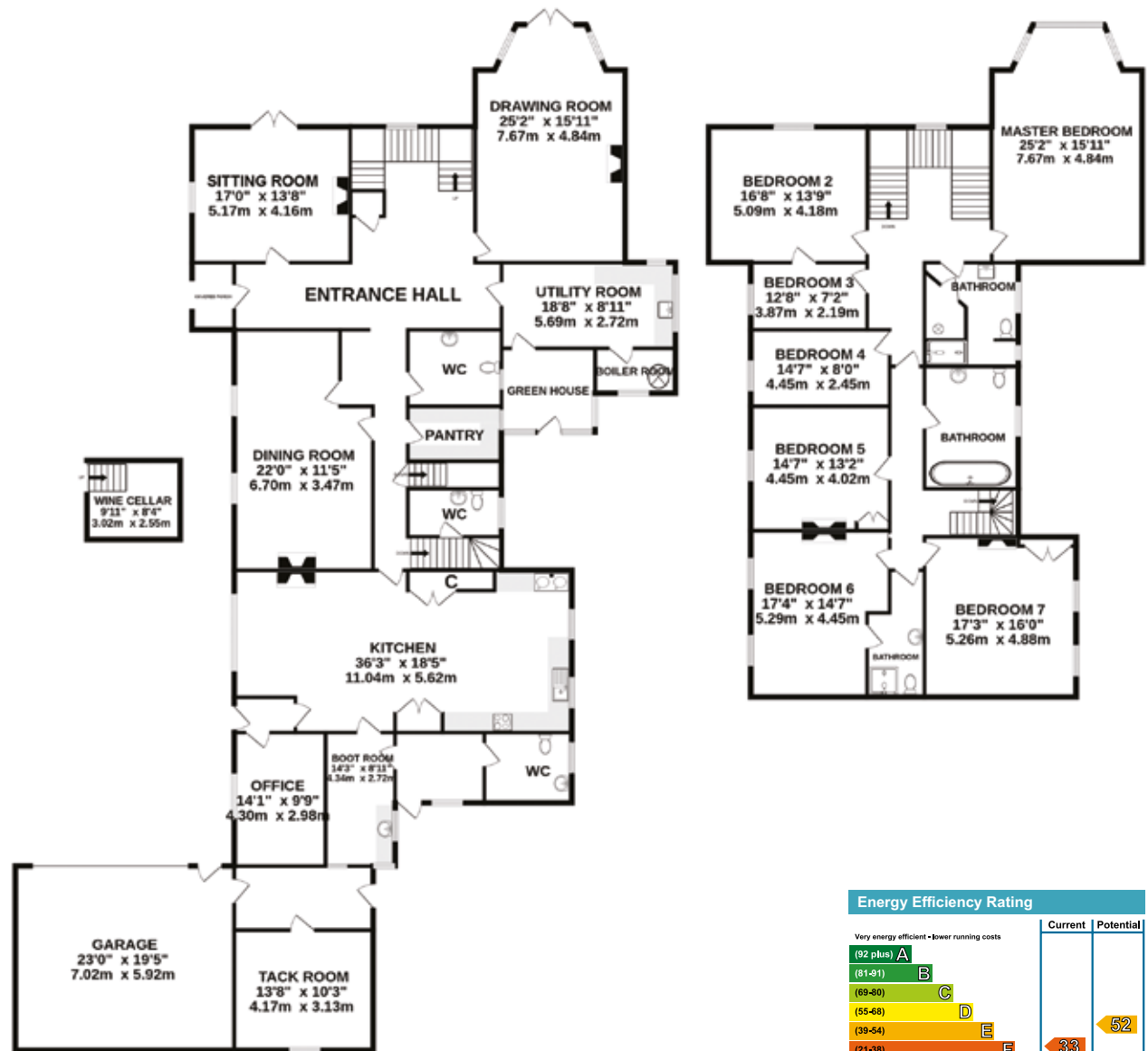
SPORTING, MINERALS & TIMBER

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

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey national grid 1:2500 landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

LONGWOOD HOUSE



Energy Efficiency Rating		
	Current	Potential
Very energy efficient • lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	52
(1-20) G		
Not energy efficient • higher running costs		



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.

OVERAGE

It is the vendors intention to sell the property subject to an overage provision for 30 years under which 30% of any uplift in value attributable to a planning permission for a non-agricultural use will be payable to the vendors. Development for equine use will be permissible without triggering the overage.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The purchaser(s) shall be deemed to

have full knowledge of all boundaries and neither the vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof.

FIXTURES & FITTINGS

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

SELLING AGENT

Brown & Co, The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB
Tel: 01603 629871
Email: anne.barker@brown-co.com

SOLICITOR

Birketts, Kingfisher House, 1 Gilders Way, Norwich, NR3 1UB
Tel: 01603 232300

VIEWING

Strictly by appointment with Brown & Co. Please contact Peter Hornor or Anne Barker on 01603 629871.

ANIT MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, the Buyer will be required to provide proof of identity and address to the selling agents once an offer is submitted and 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 June 2024. Brochure by wordperfectprint.com.

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