



Fir Grove Farm
Wreningham, NR16 1BE

BROWN & CO

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Residential farm with amenity & development opportunities within easy reach of Norwich

Charming period cottage with range of former farm buildings

Development plot with planning permission for a three-bedroom dwelling

Attractive grazing meadows, arable land and woodland

In all approximately 46.24 hectares (114.26 acres)

FOR SALE BY PRIVATE TREATY

As a whole or in five lots



INTRODUCTION

Fir Grove Farm is a compact residential farm, with a diverse range of assets, extending to approximately 46.24 hectares (114.26 acres) in total. The farm, which is offered for sale as a whole or in five lots, includes a charming period cottage, grazing meadows, arable land and woodland as well as a range of farm buildings, part of which has planning permission for the development of a new dwelling.

LOCATION & SITUATION

The property is located in the village of Wreningham in Norfolk providing a rural position whilst benefiting from being within easy reach of local services, amenities and transport links.

Lot one, being the cottage and former farm buildings together with a grazing meadow, is approached via a driveway from the Hethel Road. This driveway is shared with other properties in the farm yard, part of which has already been developed, as well as land being retained by the Vendor. Lots two to five are accessed directly from the public highway.

The village of Wreningham benefits from a primary school rated Outstanding by Ofsted. Local services are available in the popular market town of Wymondham which is

approximately 3.5 miles away and offers excellent local services including shops, cafes, pubs and restaurants, a Waitrose supermarket as well as Wymondham College, being a state school for day and boarding students.

Wymondham also benefits from a train station with direct train links to Norwich, Cambridge and London Kings Cross.

The Cathedral City of Norwich is within easy reach being approximately 10 miles to the north east. Norwich provides a wide range of shopping, cultural and leisure facilities and a mainline rail service to London Liverpool Street 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 Fir Grove is NR16 1BE.

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LOT ONE – CHERITON COTTAGE, NEW BUILD DEVELOPMENT SITE, FARM BUILDINGS AND GRAZING MEADOW. APPROXIMATELY 1.97 HECTARES (4.87 ACRES) IN TOTAL SHADED PINK ON THE SALE PLAN.

Cheriton Cottage & traditional building

Cheriton Cottage is a charming period cottage, developed in approximately 1975 from the conversion of part of the traditional farm building range. The cottage has well laid out accommodation across a single storey comprising kitchen / dining room, sitting room and two bedrooms as well as a utility room and large shower room. The cosy sitting room has a wood burning stove and, like the kitchen, has a stunning outlook over the grazing meadows to the west as well as the courtyard garden to the east.

Adjoining the cottage on the north elevation is the balance of the traditional building range incorporating open fronted bays and loose boxes. There is scope for the cottage to be extended into this range, subject to planning.

Development site

On the south side of the cottage is the Dutch Barn, the site of which has planning permission for the development of a three-bedroom dwelling. This development was secured



under the fallback rules as part of the permission for the wider development of the farmyard, much of which has already taken place.

The floorplan for the new dwelling shows accommodation of 212 sq metres comprising an open plan kitchen / dining room, sitting room, three bedrooms (one en-suite), utility room, cloakroom and shower room as well as a covered parking area.

The Dutch Barn development will enjoy views over the grazing meadow to the west which is included in Lot One.

Bullock Shed

Lot one includes a general purpose building historically used as a bullock shed. It is constructed of a timber frame with part brick walls and a corrugated fibre cement sheet roof and cladding. This building may have scope for alternative uses (subject to planning). At the western end of this building there are two large silos.

Grazing meadow

The grazing meadow to the west of the cottage and Dutch barn site extends to approximately 1.63 hectares (4.03 acres). This attractive enclosure is enclosed by a combination of livestock fencing and mature hedge.

LOT TWO – WOODLAND AND GRAZING MEADOWS. APPROXIMATELY 18.27 HECTARES (45.15 ACRES) IN TOTAL SHADED GREEN ON THE SALE PLAN.

Accessed via a gateway from the Wymondham Road, Lot Two comprises a combination of woodland and grazing meadows which will appeal to buyers looking to acquire land for wildlife or amenity value. There is scope for the land to be used for recreational uses (subject to planning).

The woodland, which is part of a block known as Long's Wood, extends to approximately 12.74 hectares (31.48 acres) and was planted in the late nineties under a Forestry Commission Woodland Grant Scheme, the obligations of which have now ended.

The woodland is host to an abundance of wildlife and interspersed with a network of rides, adding to the amenity and landscape appeal. The planting includes oak, hornbeam, field maple, lime, walnut, hazel, ash & yew.

A public footpath runs along the southern boundary of the woodland. In addition to the access along the public footpath, the wood has been made available for public access 364 days a year. The permissive access could be withdrawn by the purchaser.

The attractive grazing meadows extend to 5.51 hectares (13.62 acres) and are located on the north and east sides of the woodland and are enclosed by livestock fencing.

LOT THREE – GRAZING MEADOWS APPROXIMATELY 14.00 HECTARES (34.59 ACRES) IN TOTAL SHADED YELLOW ON THE SALE PLAN.

Lot three comprises three attractive parcels of grazing land with frontage to the Wymondham Road. The meadows are classified as permanent pasture but there may be scope to revert them to arable use, subject to the necessary Environmental Impact Assessment Screening decision, which has been granted in the past.

The meadows are stock fenced and enclosed by mature hedges. They have an independent mains water supply feeding a number of water tanks.

The meadows have been occupied under a grazing licence, an arrangement that could be continued for ease of management.

The land is subject to overage agreements – please see the Overage section of these particulars.

LOT FOUR – GRAZING MEADOW APPROXIMATELY 3.12 HECTARES (7.71 ACRES) IN TOTAL SHADED ORANGE ON THE SALE PLAN.

Lot four comprises a single enclosure of permanent pasture.

Access is from a gateway onto the Hethel Road which runs along the north eastern boundary.

LOT FIVE – ARABLE LAND APPROXIMATELY 8.88 HECTARES (21.94 ACRES) IN TOTAL SHADED BLUE ON THE SALE PLAN.

Lot five comprises two enclosures of arable land, each with frontage onto the Hethel Road. The land has been contract farmed, with a cereal rotation. This arrangement could be continued by the purchaser for ease of management.

GENERAL REMARKS & STIPULATIONS

Tenure and Possession

The property is offered for sale freehold. The meadows in lots one, two and three will be sold subject to a grazing licence to the 1st December 2025.

Otherwise the property will be sold with vacant possession and subject to the holdover provisions below.

Holdover

The land in Lot Five is subject to holdover for the period to the 15th September 2025 to allow the harvest of the growing crop.

Method of Sale

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

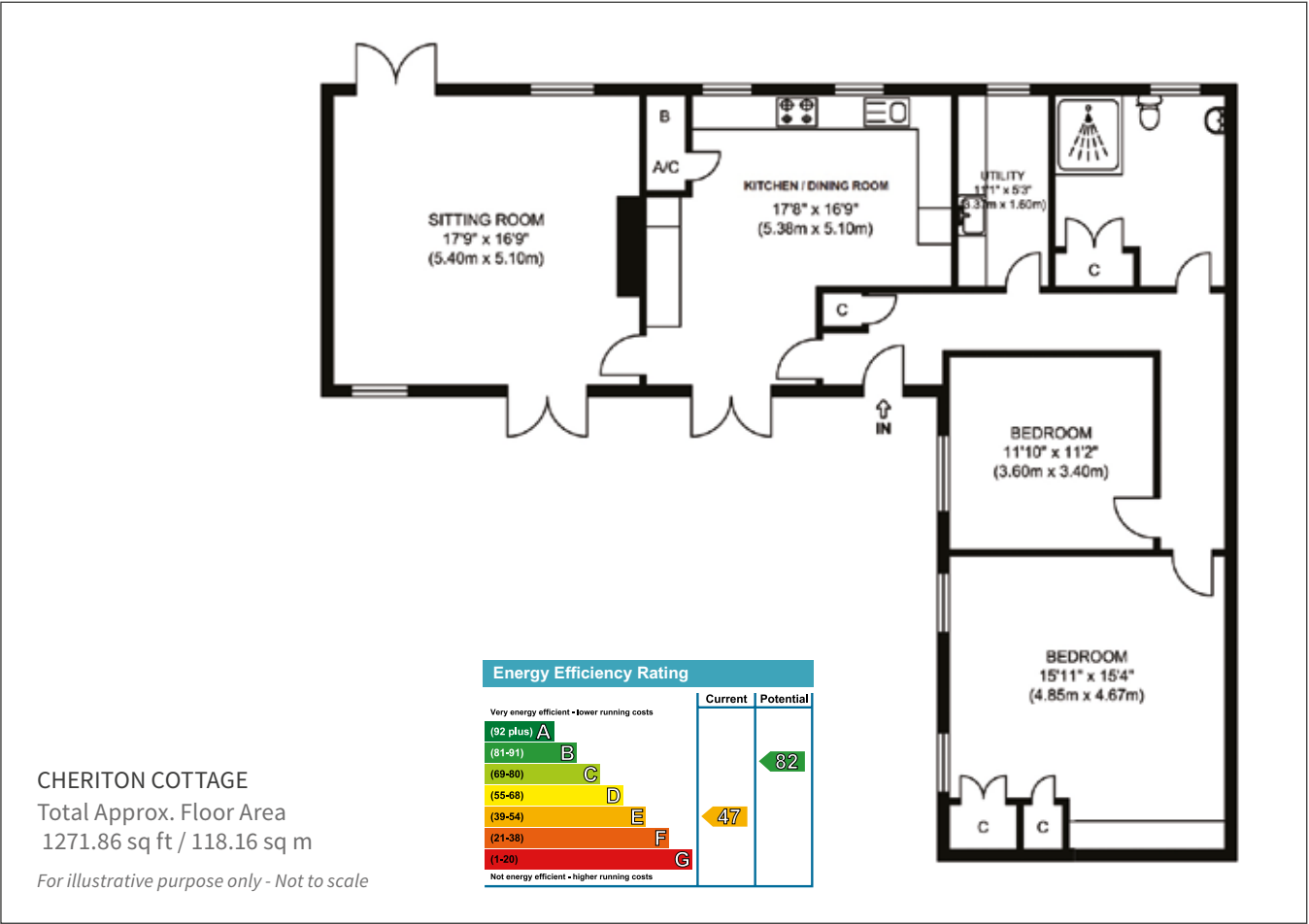
Exchange of Contracts & Completion

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.

Countryside Stewardship Agreement

Part of the farm is included in a Countryside Stewardship Agreement (ref 1056993) which comes to an end on 31st December 2025. The detail of this should be discussed with the selling agent.

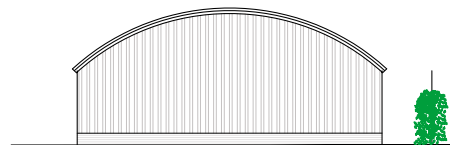




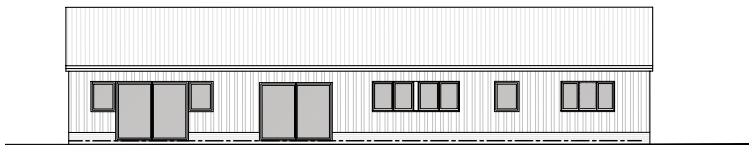
Lot 1



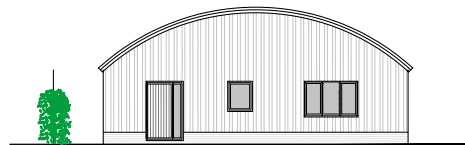
FRONT (EAST) ELEVATION



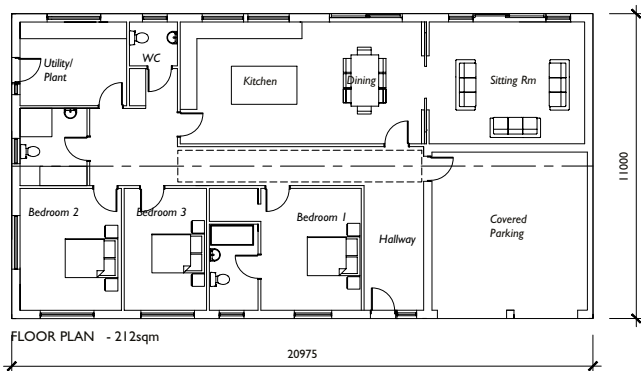
NORTH END ELEVATION



REAR (WEST) ELEVATION



SOUTH END ELEVATION



DUTCH BARN DEVELOPMENT

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:-

Lot One will benefit from a right of way over the entrance drive shaded brown on the plan in the sales particulars. A management agreement will be put in place between all the users of the access road to document maintenance arrangements and allocation of costs, either directly or via a management company.

Lot Two will benefit from a right to lay services along the northern boundary of Lot Three.

In addition to the permissive access over the woodland and through Lot Four, a public footpath runs along the southern boundary of the woodland in Lot Two, part of the western boundary of Lot Four and the eastern boundary of NG 8505 in Lot Five. The track running along the southern boundary of the land in Lot Five is a public footpath and has been used by the Vendor for vehicular access to Lot Four and part of Lot Five throughout their period of ownership. The ownership of the track is unknown.

Various electricity poles cross the land.

Services

Lot One benefits from mains electricity and a mains water supplies. There is a separate metred mains water supply to the Cottage and to the Dutch Barn site as well as separate fibre optic cables to each property. Drainage from the cottage is to a private system.

Outgoings

Cheriton Cottage is in Council Tax Band D.

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

Overage

Part of the land in Lot Three (field number NG 2286) is subject to an Overage Deed dated 21st September 2022 for an Overage Period of 25 years. Under the terms of the overage 50% of any uplift in value attributed to a planning permission would be payable to the Trustees of the Wreningham Fuel Trust.

The balance of Lot Three will be sold subject to an Overage agreement for 30 years under which 30% of any uplift in value attributable to a planning permission for a change of use from agriculture and, for the avoidance of doubt, extraction of minerals, will be payable to the Vendors. The overage payment will be due on the sooner of the implementation of the planning permission or the sale of the site subject to the planning permission.

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.

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.

On the 13th October 2021, South Norfolk Council granted planning permission for the conversion of buildings and development of buildings at Fir Grove. (Reference 2021/1033).

The planning permission included the Dutch Barn site (in Lot One).

Prospective purchasers should be aware that planning permission has been granted for Lotus to expand their site to the north (see SNDC planning application reference 2023/2037). A planning application has also been submitted for the expansion of the nearby Hethel Engineering site (SNDC reference 2022/1974).





Community Infrastructure Levy

The purchaser will be responsible for payments due under the Community Infrastructure Levy where applicable.

Boundaries

Part of the boundaries of Lot One and Lot Two are undefined on the ground.

The Vendor will demarcate these boundaries with their retained land within 12 months of completion.

Fixtures & Fittings

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

Viewing

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

Disputes

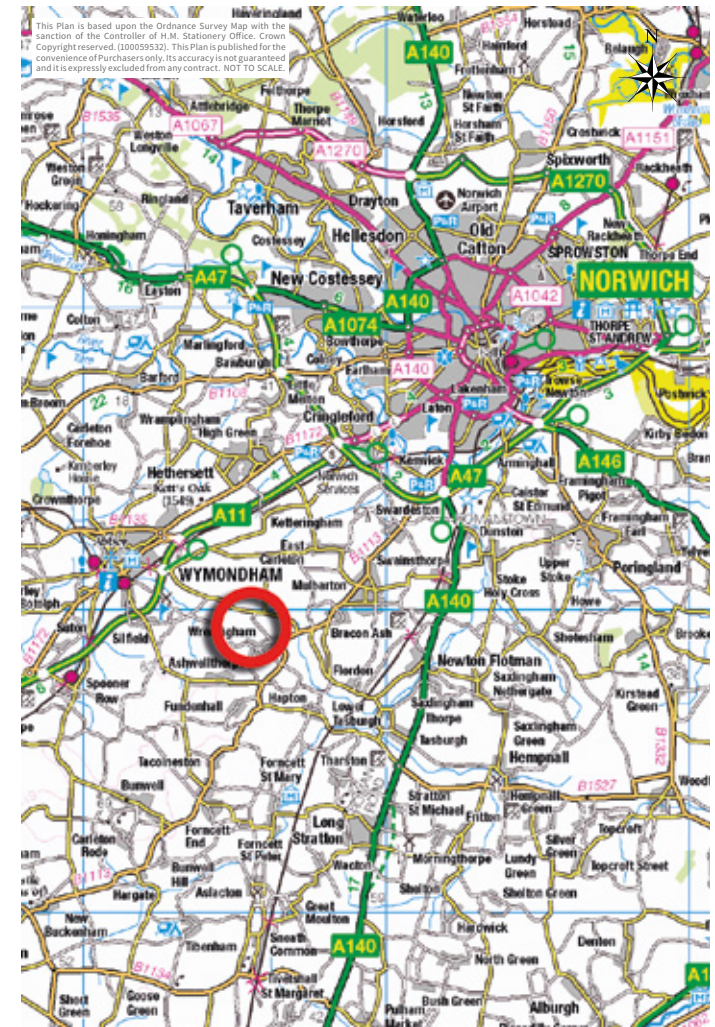
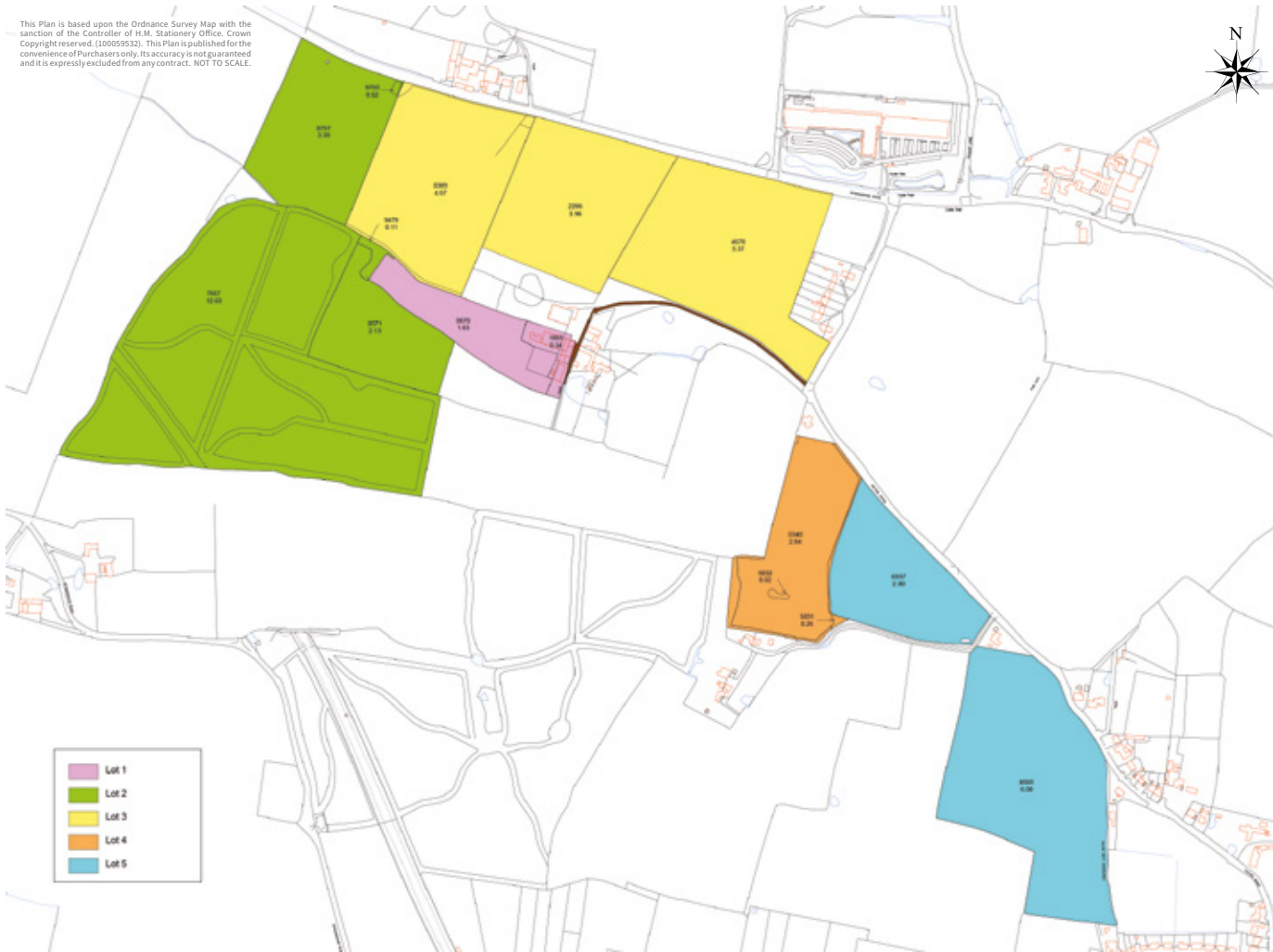
Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of Sale, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the selling agent, whose decision acting as expert shall be final. The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

Anti 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.



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