

# Cruso & Wilkin

**Adjacent to the village of Fincham, Norfolk PE33 9DQ  
11.78 acres (4.76 ha) (STS) Arable / Amenity Land**



**FOR SALE BY PRIVATE TREATY  
with Vacant Possession  
Guide Price £100,000 (stc)**

Ref:- 74/35

Alex Ison / James Hill: 01553 691691  
ai@crusowilkin.co.uk / jh@crusowilkin.co.uk

Waterloo Street, King's Lynn, Norfolk  
PE30 1NZ

**Description:**

The sale comprises of 4.76 hectares (11.78 acres) or thereabouts of arable land suited to alternative amenity uses (subject to planning), situated on the outskirts of Fincham village.

**Location & Directions:**

The lands are located within a rural setting as identified on the location plan attached to these particulars and identified by this Firm's 'For Sale' notice board, located adjacent to the entrance, via the shared access track as edged green on the aerial and location plan.

**Description:**

Land within this area is identified as Grade 2 on the Ministry Land Classification Map and is described by the soil association as being a shallow well drained calcareous sandy and loamy soils over chalk rubble.

**Terms of Sale:**

The property is initially offered for sale by private treaty as a whole. The Vendors and their Agents reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

It is anticipated that contracts will be exchanged with a 10% deposit being paid, with completion to be agreed between the parties.

**Tenure & Possession:**

The property is offered for sale freehold with the benefit of vacant possession upon completion.

**Holdover:**

Holdover will be reserved in favour of the Tenants to harvest and remove the 2018 crop from the land and their BPS payments; the Purchasers undertake to maintain the land in accordance with Cross compliance until 31st December so as not to jeopardise the 2018 or earlier claims.

**Access:**

The land is accessed off the A1122 highway via a right of way over the green track running along the western boundary of the land, as shown coloured green on the attached plan (this track is not owned). The access track is uneven and prospective purchasers access the land at their own risk.

**Sporting, Timber & Mineral Rights:**

These rights insofar as they are relevant and are owned and included in the freehold subject to statutory exclusion.

**Drainage Rates:**

General drainage charges apply to the field.

**Nitrate Vulnerable Zones:**

The land is currently within a designated Nitrate Vulnerable Zone (Groundwater & Surface Water).

**Viewing:**

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691.

All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

**Health & Safety:**

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around farm machinery. We request that viewers are not accompanied by either children or dogs for their own safety.

**Wayleaves, Easements & Rights of Way:**

The property is offered, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

**Town & Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**Boundaries, Plans, Areas Schedules & Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

**Basic Payment Scheme:** The land is registered on the Rural Land Register; Entitlements may be available by separate negotiation.

## Services:

We are advised that there is a mains water supply adjacent to the main road.

## Local Authorities:

Borough Council of King's Lynn & West Norfolk: Kings Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Tel. 01553 616200

Norfolk County Council; County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH. Tel. 0344 800 8020

## Ingoing Valuation:

There will be no ingoing valuation. All matters of tenant right are included within this sale.

There will be no consideration or allowance what so ever for dilapidations (if any).

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any.

Depending upon the date of completion, if and where appropriate, the Purchaser will be required to pay for the following:

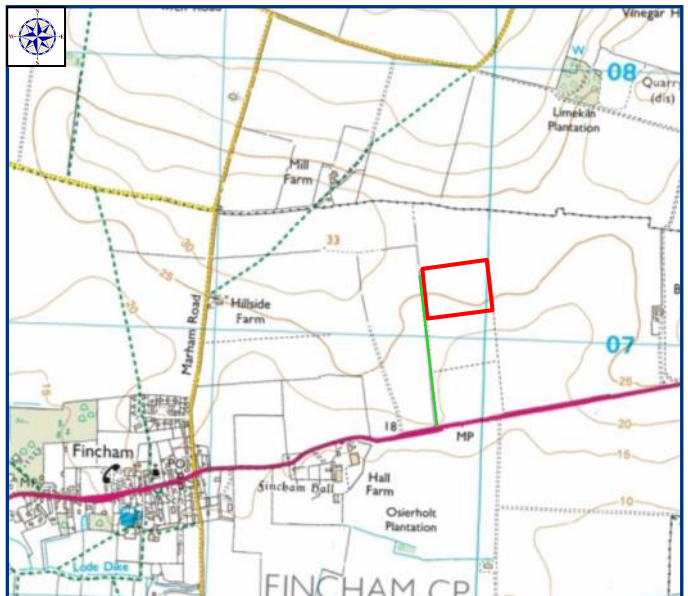
- Growing crops and all beneficial cultivations, sub soiling, moling and acts of husbandry since the last harvest at current CAAV rates or contract rates where applicable;
- Seed, fertilisers, manures and sprays applied to the growing crops since the last harvest at invoice cost;
- All seeds, sprays, fertilisers, fuel oil and other consumables in store at invoice cost;
- Home saved seed at market value together with the cost of dressings/treatments;
- Enhancement of £30/acre/month from 1st October 2018 to completion date;
- Any hedge cutting and ditching carried out at CAAV rates or at specific contractors' rates;

This will be calculated as though between incoming and outgoing tenants in accordance with the Central Association of Agricultural Valuers.

## Money Laundering Regulations:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Particulars & Photographs Prepared: May 2018



## Land at Fincham — Location Plan

Cruso & Wilkin

Waterloo Street, King's Lynn,  
Norfolk, PE30 1NZ

Ref : 74/35

Based upon the Ordnance  
Survey with the sanction of the  
controller of H.M. Stationery  
Office.  
Copyright reserved



## Important Notices


Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: All statements contained in these particulars as to this property are made without responsibility on the part of Cruso & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. Into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement; and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above; and that in entering



# Cruso & Wilkin

Offering independent professional advice to Clients throughout the Eastern Counties on all Commercial, Residential, Agricultural & Rural Matters Including:

**Agricultural, Residential & Commercial Valuations**



**Property Sales, Management & Lettings**

**Basic Payment Scheme**



**Agri-Environment Schemes**

**Farm Business Consultancy**

**Agricultural Law & Taxation**

**Call one of our Team today 01553 691691**