

# Wood Farm & Street Farm, Shipdham, East Dereham



Cruso & Wilkin



**WOOD FARM & STREET FARM, SHIPDHAM, NORFOLK**  
**211.06 acres (85.42 hectares) of Grade 3 arable land in Mid-Norfolk**

**A block of Grade 3 arable land extending to around 211 acres or thereabouts in the village of Shipdham, Norfolk**

**Location:**

Wood Farm and Street Farm are located in the village of Shipdham, Mid-Norfolk approximately 5 miles south of the market town of East Dereham.

**Description:**

The land at Wood Farm extends to approximately 211.06 acres (85.42 hectares) of Grade 3 arable land currently in an arable rotation. The soils are predominantly classified as being of the Beccles 1 series which are described as being chalky till soils, capable of growing winter cereals and grass.

Fields A—C, extending to approximately 5.83 acres (2.36 hectares). are available to be let on a Farm Business Tenancy, as shown hatched blue in the Sale Plan. Purchasers are invited to discuss this in greater detail with the selling agents.

**Tenure and Possession:**

The property is to be offered as a whole, freehold with the benefit of vacant possession upon completion.

**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.

**Minerals, Timber and Sporting Rights:**

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

**Nitrate Vulnerable Zones:**

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

**Cropping History**

Field No	2021	2020	2019	2018	2017
TF9507 3157	Winter Wheat	Maize	Spring Barley	Maize	Maize
TF9507 3095	Winter Wheat	Maize	Spring Barley	Maize	Maize
TF9508 3231	Spring Barley /Miscanthus	Maize /Miscanthus	Spring Barley /Miscanthus	Maize/ Miscanthus	Maize /Miscanthus
TF9508 7112	Spring Barley /Miscanthus	Maize /Miscanthus	Spring Barley /Miscanthus	Maize /Miscanthus	Maize /Miscanthus
TC9508 7831	Spring Barley	Maize	Spring Barley	Maize	Maize
TF9508 5646	Grass/Pond	Grass/Pond	Grass/Pond	Grass/Pond	Grass/Pond
TF9508 5076	Spring Barley	Maize	Spring Barley	Maize	Maize
TF9508 3270	Miscanthus	Miscanthus	Miscanthus	Miscanthus	Miscanthus

**Basic Payment Scheme:**

The land is currently registered on the Rural Land Register; there are no Entitlements included with the sale but may be available by separate negotiation.

**Holdover:**

Holdover is reserved to permit the harvest of the Miscanthus. Parties are invited to discuss this in more detail.

**VAT:**

Any guide price quoted is exclusive of VAT. 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.



## GENERAL INFORMATION:

### Directions:

The land can be accessed from Church Lane via a farm track. The purchaser will be granted a right of access along the farm track shown in brown on the sale plan. Further details on rights of access can be obtained from the selling agent.

### Method of Sale:

The land is initially offered for sale by Private Treaty. The Vendors and their Agents reserve the right to invite best and final offers within a pre-determined timescale, and/or offer the property for sale by private auction.

### Services:

As far as we are aware, there are no services connected to the land.

### Ownership:

The land is registered with HM Land Registry under the following title numbers: NK204503, NK494836, NK494837. Copies of the Title Register and Title Plan documents are available on request from the selling agent.

### Outgoings:

Any drainage rates or annual drainage charges payable will be apportioned on the date of completion.

### Money Laundering Regulations:

Intending Purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also be undertaking external credit checks with Smart Search. This will not affect a Purchaser's Credit Rating.

### Measurements and Other Information:

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance please contact this office.

### Wayleaves, Easements and 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-easement 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.

The land is sold with the benefit of a right of access from the High Street as marked in brown on the sale plan. The purchaser will be required to contribute to the maintenance of the track. Further details are available from the selling agents.

There is a high pressure gas pipeline crossing field TF9507 3157.

### Boundaries, Plans, Areas, Schedules and 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.

### Health & Safety & Viewings:

Viewing is strictly by prior appointment with the Vendors' Agents. All viewings are to be conducted during daylight hours and on foot only, with a copy of these details in hand.

For your own personal safety we would ask you to be as vigilant as possible when making an inspection. We regret to advise that children and/or pets, including dogs, are not permitted on the land when viewing.

### Postcode and What3Words:

The nearest postcode for the property is: IP25 7JY  
For Church Lane, use the following reference for What3Words:  
<https://w3w.co/albatross.sand.printout>

Photographs and Particulars prepared October 2021.

### 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 and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) 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 referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any 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.



