

Cruso & Wilkin

FOR SALE

**In all approximately 34.94 hectares (86.33 acres) of
Arable Land sts
Situated at Ten Mile Bank**



**For Sale as a whole by Private Treaty with
Vacant Possession**

Guide Price: £770,000

Adam Case 01553 691691
Email: apc@crusowilkin.co.uk

The Estate Office, Church Farm, Station
Road, Hillington, PE31 6DH

Description:

This block of land offers an opportunity to acquire approximately 34.94 hectares (86.33 acres) of Grade 1 arable land situated near to Ten Mile Bank. The land is within an arable rotation, where wheat was harvested this year, with previous rotations growing spring crop potatoes and spring beans.

Location & Directions:

The land is located near to the village of Ten Mile Bank, easily accessible via the A10, approximately 10 miles south of Downham Market, 23 miles south east of Wisbech and 35 miles north of Cambridge.

From the Hardwick roundabout, take the A10 road out of King's Lynn, following this for approximately 13.6 miles. Take a right turn onto Modney Bridge Road, continue over the River Great Ouse and onto Station Road. After approximately 4.6 miles, at the sharp left hand bend, turn right travelling along the track nearest Hundred Foot Bank for approximately 0.3 miles before turning right onto the field track. No access via Sedge Drove.

Nearest Postcode: PE14 9TW
What3Words: videos.learn.coffee

Terms 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.

Tenure & Possession:

The site is offered freehold with vacant possession upon completion. Title Number NK121609.

Boundaries & Fencing:

The approximate boundaries and area of the whole site are as indicated on the site plan attached, edged in red. The Purchaser will be responsible for the maintenance of the existing boundaries and the erection of any new fencing.

Services:

There is mains electric and water connected to the retained farm building however, potential Purchasers should make their own enquiries with the relevant Authorities regarding the provision of services to the site.

Access:

The land is accessed approximately 0.3 miles off the public highway known as Station Road, as indicated in brown on the plan enclosed.

Sporting, Timber & Mineral Rights:

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

Town & County Planning:

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning Schedules or resolutions which may or may not come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Drainage Rates:

Payable to Littleport and Downham Internal Drainage Board.

Nitrate Vulnerable Zone:

The land falls within a designated Nitrate Vulnerable Zone (NVZ).

Local Authority:

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

Ingoing Valuation:

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manurial 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, mowing 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 2022 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.

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:

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

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.

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.

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.

Measurements & Other Information:

1. All measurements are approximate
2. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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-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. It should be noted that there is one pylon on the land.

It is understood that there is a historic right of way across the farm track, highlighted yellow on the plan below. Potential Purchasers should make their own enquires with the relevant Authorities.

Particulars prepared: September 2022

Cruso & Wilkin

Land at Loves Oak & Fifties Farm

Land App



Produced on Sep 1, 2022.
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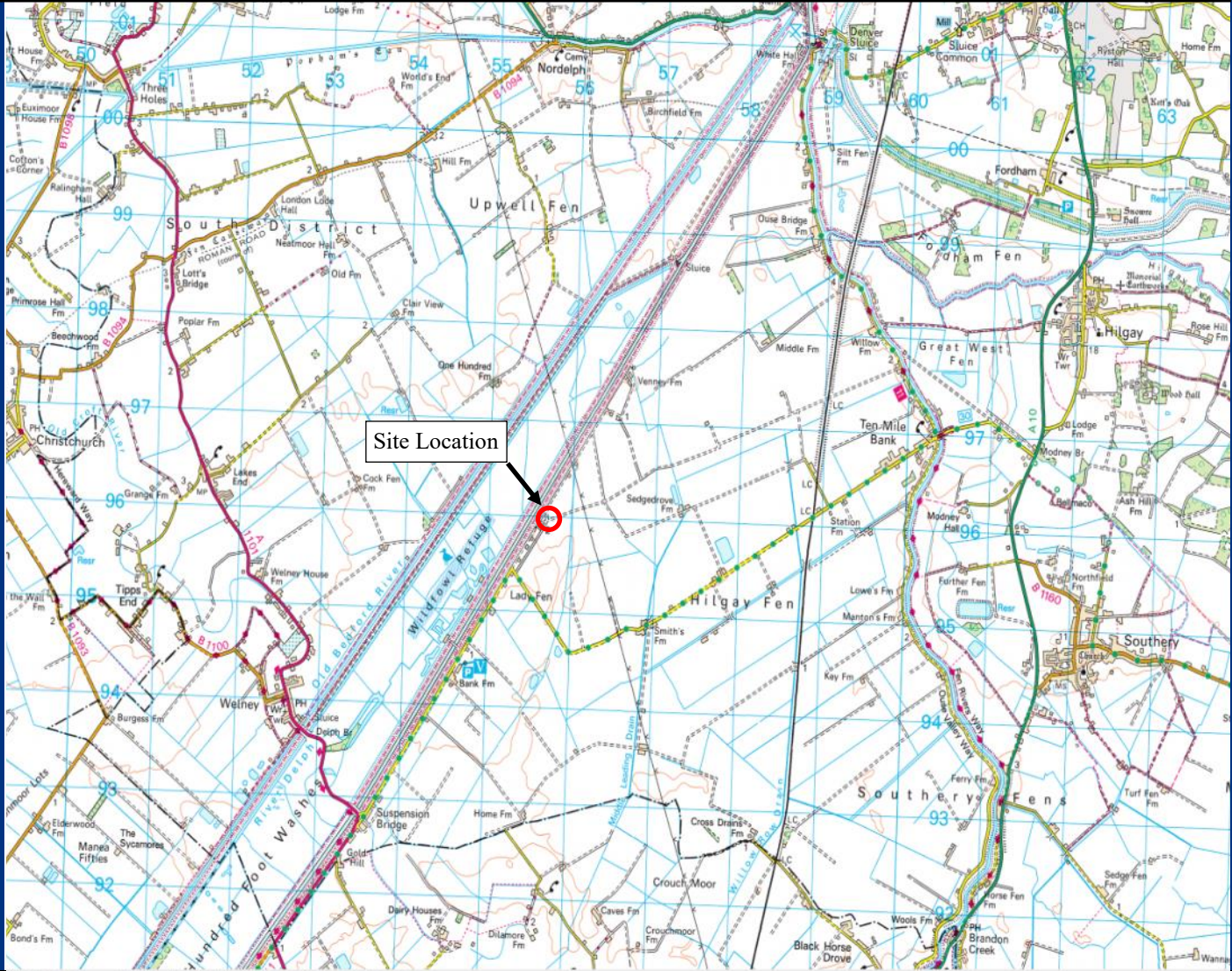
APC/REA/463/10

200 m
Scale 1:9500 (at A4)



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.



Cruso & Wilkin

**The Estate Office,
Church Farm,
Station Road,
Hillington,
PE31 6DH
Tel: 01553 691691**

Development Land Station Road, Hillington

Scale Not to Scale
Date Sep 2022
Reference APC/ REA/463/ 10

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