

Cruso & Wilkin

FOR SALE

1.41 hectares (3.49 acres) Grassland
Wing's Lane, Wood Norton, Fakenham, Norfolk



Guide Price: £65,000

(Subject to Contract)

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The Estate Office, Church Farm, Hillington, King's Lynn, Norfolk PE31 6DH

Description:

The land offered for sale comprises 1.41 hectares (3.49 acres) of Grade 2 grassland. The land is suitable for the grazing of both horses and livestock, with sheep and cattle having previously grazed it. The land is currently grazed by sheep under a licence agreement. It is fenced to all sides.

The land was drilled with grass in 1989 by the current Vendors. The Vendors have maintained the land in a good condition and have regularly cleared the surrounding ditches.

Location & Directions:

The land is located on the outskirts of the village of Wood Norton. From the Guist crossroads take the B1110 north. After approximately 1.5 miles turn right at the crossroads onto Brush Hill towards Wood Norton. Follow this road, which leads, via a left-hand bend, into Church Road. After approximately half a mile turn left onto Wing's Lane. The land is located on the left-hand side approximately 200m along this lane.

What 3 Words: booster.hotspots.hiking

Terms of Sale:

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

Tenure & Possession:

The land is freehold with the benefit of vacant possession upon completion.

Holdover:

The Vendors do not wish to reserve the right to any Holdover.

Access:

Access to the land is available via Wing's Lane, which leads directly to a shared turning area to the access gate for the field.

Sporting, Timber & Mineral Rights:

The sporting, timber and mineral rights are held in hand and are included in the sale, subject to statutory exclusion.

Contracts & Quotas:

The land does not come with the benefit of any contracts nor quotas.

Basic Payment Scheme:

The land is registered for the Basic Payment Scheme and claims have previously been submitted however it is not sold with the benefit of any entitlements.

Services:

The land does not have the benefit of any services.

Drainage Rates:

The land has previously been registered for Drainage Rates however none are currently payable.

Nitrate Vulnerable Zones:

The land offered for sale is not within a Nitrate Vulnerable Zone.

Development Covenant/Overage:

The sale of the land, taking into account its location, will be subject to a development overage, the details of which will primarily include a provision whereby 50% of any non-agricultural or residential development value over and above the existing use will be reserved for a term of 10 years from the date of completion.

The development overage will "trigger" upon the sale of the land with the benefit of planning permission or the implementation of planning permission. There will be an exemption to allow for equestrian stables but any associated living accommodation to be built on the land will "trigger" the overage.

Interested parties are invited to discuss any variation to these proposals with the Agents.

Ingoing Valuation:

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.

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 and use of the land by stock, we would ask you to be as vigilant as possible when making an inspection for your own personal safety. 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 Purchaser 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 nor 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 Agent 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.

Local Authorities:

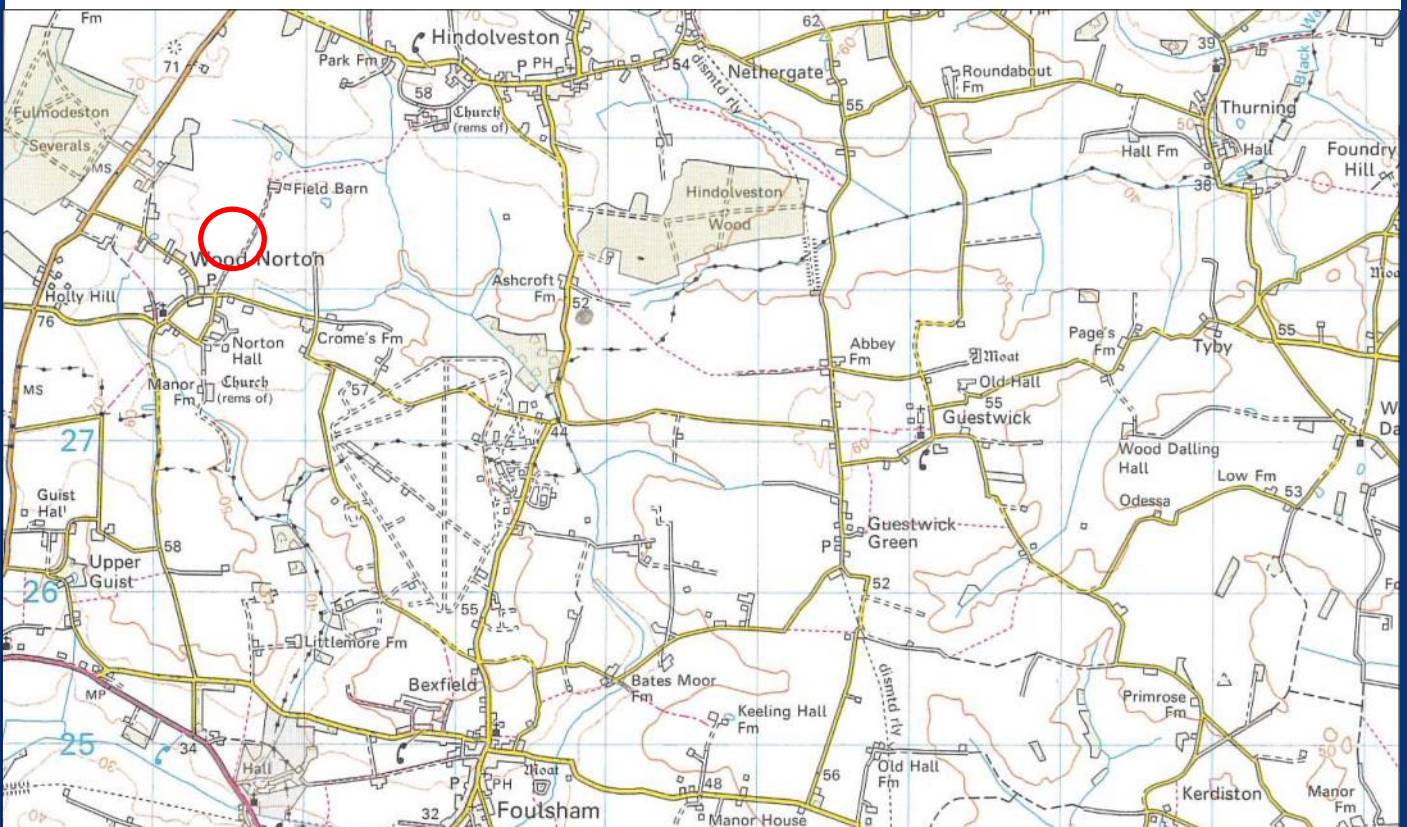
North Norfolk District Council Offices, Holt Road, Cromer, Norfolk NR27 9EN.

Tel: 01263 513811

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

Particulars Prepared: October 2023

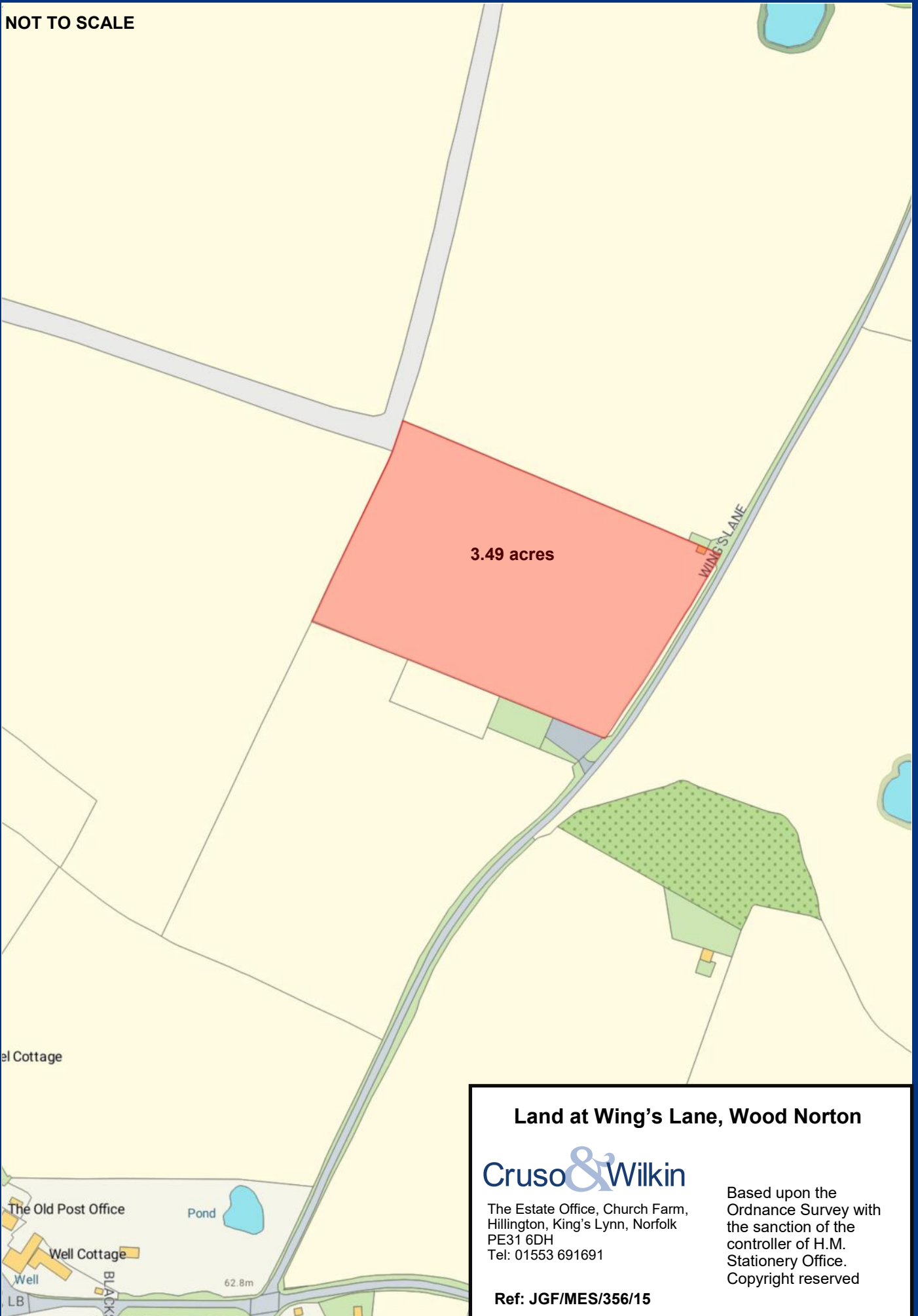
Photographs Taken: September 2022



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

NOT TO SCALE



Land at Wing's Lane, Wood Norton

Cruso & Wilkin

The Estate Office, Church Farm,
Hillington, King's Lynn, Norfolk
PE31 6DH
Tel: 01553 691691

Ref: JGF/MES/356/15

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Ordnance Survey with
the sanction of the
controller of H.M.
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