

Cruso & Wilkin



48 Acres off Ferry Road, Oxborough Hythe, PE33 9PT

Lands off Ferry Road, Oxborough Hythe, Nr Stoke Ferry, PE12 8LT

Stoke Ferry - approx 2 miles

Swaffham - approx 11 miles

48 ACRES (19.4 HECTARES) (sts)

of

ARABLE / AMENITY LAND
(subject to planning)

WITH RIVER WISSEY FRONTAGE

at

OXBOROUGH HYTHE
Nr STOKE FERRY
PE33 9PT

Freehold with Vacant Possession

For Sale as a whole, by Private Treaty

Registered for Basic Farm Payment Scheme

Guide Price: £320,000
Subject to Contract

Ref:- 64/15

Introduction:

The property comprises of approximately 48 acres (19.4 hectares) of arable land and amenity area, benefiting from over half a mile of frontage to the River Wissey. The existing amenity area includes small pond/scrape, used for duck lighting and more recently as a wildlife area.

Access is available directly off the county maintained road and shared green access track leading to the former Ferry Point across the River Wissey.

Location and Situation:

The land is situated to the south of the village of Oxborough; the village being located approximately 2 miles east of Stoke Ferry, 11 miles south-west of Swaffham and 9 miles south-east of Downham Market.

The field can be identified from the attached location and site plans (for identification purposes only) and a direction board off the Oxborough Road.

The location of the entrance to the land is:

Nearest Postcode: PE33 9PT

What3Words: tent.tone.chosen

Directions and Access:

As identified from the attached location plan.

Local Amenities:

The land is situate within the open countryside; there are various facilities and amenities within Stoke Ferry and Oxborough with a public house, Oxborough Hall, etc, and more local amenities including shopping, tourism attractions and schooling are available within the towns of Downham Market, King's Lynn and Swaffham.

The North Norfolk coast with its varied attractions is approximately 30 miles north-east of the property.

Railway stations are available within Downham Market and King's Lynn, with direct access to King's Cross station.

Method of Sale:

The property is offered for sale by private treaty as a whole, as described herein. Depending on the level of interest the Vendors and their agents reserve the right to invite best and final offers.

Viewing and Health & Safety:

Viewing is to be during daylight hours only with sales particulars to hand; with prior appointment with the Sole Agents, contact Cruso & Wilkin. Tel. 01553 691691. We recommend that inspecting parties should be as vigilant as possible when making their inspection.

Services:

We are advised that the lands are not serviced.

Description:

The lands have been farmed for many years, both within cereal, root cropping and more recently for the production of Maize (whole crop) for Anaerobic Digestion. There is an area towards the western end of the field that was developed into a pond/wet scrape, historically used as a duck flighting pond but more recently left as a wildlife area.

The holding offers a plethora of opportunities to prospective Purchasers, whether for its agricultural, wildlife or amenity purposes (subject to planning).

Tenure and Possession:

The property is to be offered freehold with the benefit of vacant possession, subject to holdover referred to herein.

Early Entry:

Arrangements for early entry may be made, if appropriate and upon the payment of a further 10% deposit of the total sale price following exchange of contracts (subject to cross compliance).

Holdover:

Dependent upon the date of completion, the Vendors reserve the right of holdover, for the removal of any existing growing crop(s), until harvest or removal with an agreed termination date as applicable together with the Basic Farm Payment claim for the 2023 year, the Purchasers being responsible for maintaining the lands in accordance with cross compliance until 31/12/23 (as applicable).

Basic Farm Payment Scheme:

The land is registered for Basic Farm Payments; dependent upon the date of completion, the payment due for the 2023 harvest may be reserved by the Vendors.

The property will be conveyed with the benefit of:- 16.38 Entitlements.

The value thereof being apportioned from the agreed purchase price.

Wayleaves, Easements and Rights of Way:

The sale is subject to all rights of support, public and private Rights of Way, water, light, drainage and other easements, quasi-easements and wayleaves, or any other rights whether mentioned in these particulars or not.

Soil and Land Classification:

The land is shown as Grade 2/3 on the provisional Agricultural Land Classification Map prepared by the Ministry.

The Soil Survey of England and Wales map (prepared by the Soil Association), identifies the majority of the land as being Adventurers 1 series which comprise of deep peaty soils and bands of stone relief, this soil type is reliant on groundwater being controlled by ditches and pumps. Raised banks along the River Wissey.

The arable land is currently cropped with Barley and has been previously farmed within an arable rotation.



GENERAL INFORMATION:

Drainage Rates:

We are advised that the lands are outside of the Internal Drainage Board's area; General Drainage Charges are administered by the Environment Agency and will be apportioned to the date of completion.

Entry Level Agri Environment Schemes:

We are advised the lands are not included within any Agri-environment Scheme.

Sporting, Timber and Mineral Rights:

Insofar as they are relevant they are to be included in the sale subject to any statutory exclusion.

Contracts and Quotas:

There are no contracts or quotas available with this property.

VAT:

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or part of the property becomes a chargeable supply for the purpose of VAT, such tax will be payable in addition to the purchase price.

Boundaries, Plans, Areas Schedules and Disputes:

The Purchasers 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. The Purchasers shall within three months of completion erect a fence at their own cost along the northern, western and eastern boundary to an agreed specification. The boundaries will be staked prior to exchange of contracts.

Legal Costs:

Each party will be responsible for their own legal costs incurred in documenting the sale.

Money Laundering Regulations:

In accordance with the Money Laundering Regulations 2017, intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale. This is a legal requirement.

Solicitors:

Hayes & Storr, 1 Beacon House, Turbine Way, Swaffham, Norfolk, PE37 7XJ

IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the 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 Vendors. Further, such statements are accurate only to the best of the present information and belief of the Vendors. 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 are 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.

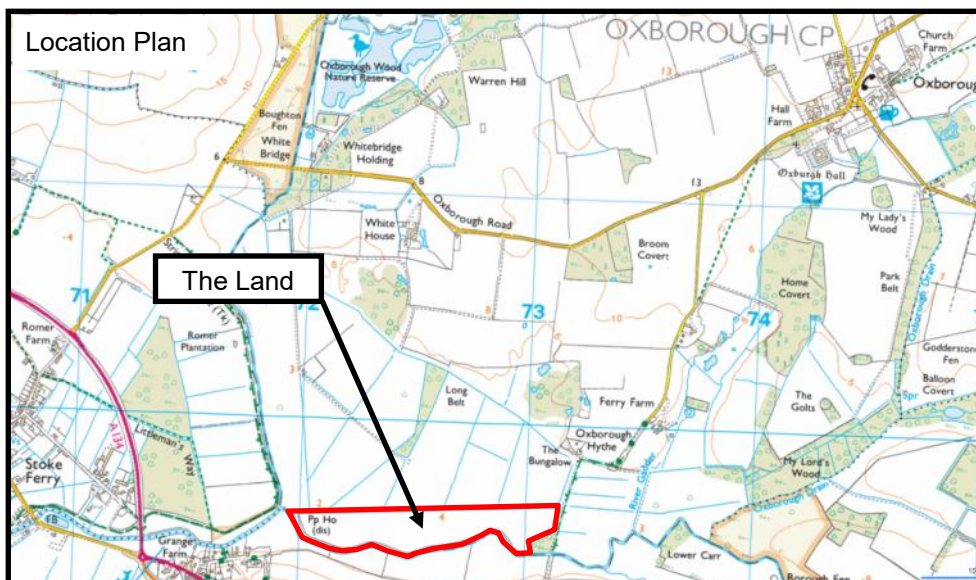
Particulars and Photos:

These Particulars and photos were prepared as at March 2023

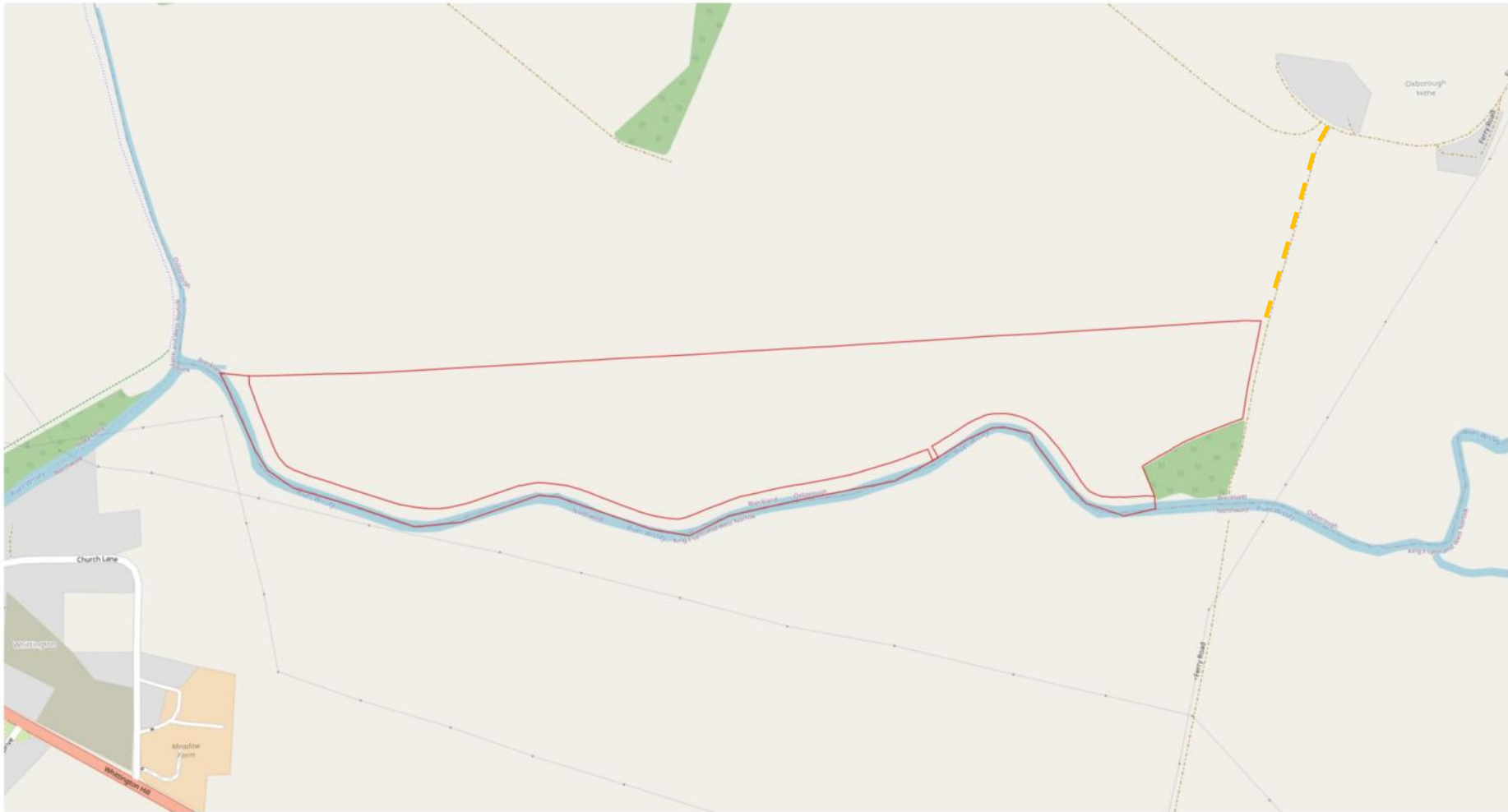


FIELD DETAILS

MAP REFERENCE	OS No.	Old Mapping NG Field No.	Gross Area (Ha)	Acres
	TL7299	0057	4.554	11.25
		0058	0.85	2.10
		0054	1.354	3.35
		5853	7.232	17.87
		9855	4.45	11.00
		9545	0.35 est	0.88 est
		9942	0.81 est	1.98 est
			19.60 ha est	48.43 ac est



48 acres land at Oxborough Hythe



Produced on Mar 6, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



For identification purposes only

