

# Cruso & Wilkin

**FOR SALE**

**32.1 hectares (79.33 acres) Arable land**

**Pott Row, King's Lynn, Norfolk**



**Available as a whole or two lots**

**Guide Price Lot 1: £650,000**

**Guide Price Lot 2: £130,000**

**(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 32.10 hectares (79.33 acres) or thereabouts of Grade 3 arable land. The land is suitable for the growing of cereal and root crops. Available to purchase as a whole or in two Lots.

Lot 1: 26.96 hectares (66.63 acres) made up of three fields.

Lot 2: 5.14 hectares (12.70 acres)

The land is currently cropped with potatoes, sugar beet and spring barley. The Vendor has maintained the land in a good condition and has regularly cleared the surrounding ditches and maintained the hedgerows.

**Location & Directions:**

The land is located on the outskirts of the village of Pott Row. From Knights Hill roundabout travel along the A148 heading towards Fakenham for approximately 0.2 miles before turning right onto Lynn Road. Continue along Lynn Road for 1.8 miles then take a right turn onto Chapel Road. Follow Chapel Road for 0.7 miles and as the road sweeps round to the left, take a left turn onto Vong Lane. The access track to Lot 2 is located approximately 0.2 miles along Vong Lane, with Lot 1 a further 0.1 miles along Vong Lane from Lot 2.

Nearest Postcode: PE32 1BW

Lot 1 What3Words: gratuity.strides.inventors

Lot 2 What3Words: adapt.next.decays

**Access:**

Access to the land is available via Vong Lane. Lot 1 has direct access from the highway. Lot 2 can be accessed via a track, approximately 50m long, off the highway Vong Lane.

**Terms of Sale:**

The property is initially offered for sale by Private Treaty as a whole or in two Lots. The Vendor 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 Vendor will reserve the right to holdover to harvest the current crops as follows:- spring barley until 30th September 2023, potatoes until end of November 2023 and sugar beet until 1st March 2024 or when the factory closes, whichever be the earlier.

**Contracts & Quotas:**

There are no contracts nor quotas included with the land.

**Services:**

The land does not have the benefit of any services.

**Basic Payment Scheme (BPS):**

The land is registered for the Basic Payment Scheme. The 2023 claim is expressly reserved to the Vendor. There are no entitlements available to purchase.

**Irrigation:**

There is no irrigation directly available with the land.

**Drainage Rates:**

The land is currently subject to Drainage Rates which will be apportioned at the date of completion. The land benefits from being partly under drained, copies of the drainage plans are available upon request.

**Nitrate Vulnerable Zone (NVZ):**

The land offered for sale is within a Nitrate Vulnerable Zone 'Sandringham Sands South.'

**Environmental Schemes:**

The land is not entered into any Schemes.

**Development Covenant/Overage:**

The sale of the land, taking into account its location, will be subject to a development/overage clause. 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 21 years from the date of completion in favour of the Vendor.

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.

**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.

**Exchange of Contracts & Completion:**

A 10% deposit will be payable on exchange of contracts.

**Sporting, Timber & Mineral Rights:**

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

**Local Authorities:**

Kings Lynn and West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX.  
Tel: 01553 616200

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

**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.

**Measurements & Other Information:**

All measurements are approximate and areas are based on the Rural Payments Agency (RPA) acreages. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point

which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view 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.

**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.

Particulars Prepared: July 2023

Photographs Taken: July 2023

**Lot 2**

# Lot 1



## 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.