



Longham, Dereham  
Lakes, Grassland & Woodland

Cruso & Wilkin

## Lakes at Longham

Dereham, Norfolk, NR19 2QT

**A rare opportunity to acquire environmentally significant farmland with various natural capital opportunities. Extending across 35.80 hectares (88.46 acres) or thereabouts (STMS), this plot is available as a whole or in two Lots comprising:**

### Lot 1 – Lake with surrounding grassland and woodland

Comprises of approximately 16.12 hectares (39.83 acres) of lake, grassland and established woodland. The land lends itself to a variety of alternative uses, subject to planning consent. Previously the lake has been stocked with fish.

### Lot 2 – Grassland

Extends to approximately 19.68 hectares (48.63 acres) of grassland which has been divided into three fields with established hedgerow boundaries.



### **Tenure and Possession:**

The property is freehold and will be offered for sale with the benefit of vacant possession upon completion.

### **Terms of Sale:**

The property is offered for sale initially by private treaty as a whole or in two Lots, as described in these particulars. The Vendor and their Agent reserve the right to invite best and final offers and/or offer the property for sale by private auction.

### **Sole Agent:**

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, Norfolk PE31 6DH Tel. 01553 691691.

Adam Case    apc@crusowilkin.co.uk  
Annabelle Thompson                          art@crusowilkin.co.uk

### **Solicitors:**

Whitehead Monckton, 5 Eclipse Park, Sittingbourne Road, Maidstone, Kent. ME14 3EN Tel. 01622 698000

Kayleigh Ireland                                  kayleighireland@wmlaw.uk



### Information:

A unique opportunity to obtain a potential fishing syndicate, diversification project in Mid Norfolk. The land would also lend itself for biodiversity net gain and nutrient neutrality carbon offsetting opportunities. The Lakes at Longham in all comprise of 35.80 hectares (88.46 acres) or thereabouts of a lake, grassland and woodland in a quiet and unspoilt location.

### Lot 1:

Comprises of 16.12 hectares (39.83 acres) of lake, grassland and woodland. This provides scope for diversification, a fishing syndicate and biodiversity net gain or nutrient neutrality opportunities. Lot 1 has direct road access off Reed Lane.

### Lot 2:

Comprises of approximately 19.68 hectares (48.63 acres) of Grade 3 grassland divided into three fields. The land has direct road access off Salter's Lane and all enclosures are surrounded by well established hedgerows. Lot 2 also provides potential for biodiversity net gain or nutrient neutrality opportunities.

The additional land edged in orange known as Lauditch to the western boundary is owned by a third party. If you are interested in this by separate negotiation then contact the selling Agent for more information.

### Drainage:

General drainage rates are payable in respect of the agricultural land to the Environment Agency and will be apportioned to date of completion.

### Basic Payment Scheme (BPS):

The land is registered for Basic Payment Scheme purposes. Please make enquiries regarding de linked payments.

### Nitrate Vulnerable Zone (NVZ):

The land falls within designated Nitrate Vulnerable Zones known as 'Anglian Chalk.'



### Location, Situation and Directions:

Longham is situated in the rural Breckland District of Norfolk, located 5 miles North West of Dereham and 11 miles south of Fakenham.

Head out of Litcham and travel along Litcham Road for approximately 2.7 miles. Turn left on to Salter's Lane and access to Lot 2 can be found after approximately 0.2 miles. Continue to follow the Salter's Lane and at the T-junction, turn left on to Reed Lane. Follow the road for approximately 140 meters and access to Lot 1 can be found on the left hand side.

Nearest Postcode: NR19 2QT

What3Words:

Lot 1 access: flag.germinate.elections

Lot 2 access: ecologist.runways.official

### Environmental Schemes:

The land is not included in any environmental schemes.

Particulars & Photographs Prepared: September 2023



**Viewing:**

Viewing is strictly by prior appointment with the sole selling agent and is undertaken entirely at your own risk. Please note that due to lake and deep waters, the agent requests that no children or pets should accompany those persons wishing to view the property at any time.

**Timber, Mineral and Sporting Rights:**

The mineral, sporting and standing timber rights, insofar as they are owned, are included in the freehold subject to statutory exclusions.

**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.

**Covenants:**

There is a covenant associated with this property. This stipulates that the property owner shall be responsible for the upkeep and maintenance of any hedges that demarcate the boundaries of the estate.

**Exchange of Contracts and Completion:**

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

**Local Authority:**

Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE. Tel: 01362 656870

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

**Health and Safety:**

For your own personal safety we would ask you to be as vigilant as

possible when making an inspection. Due to deep water, we regret to advise that neither children nor pets are permitted on the property.

**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 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.

**Measurements and Other Information:**

All measurements are approximate and areas are based on the Land Registry parcels. 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.

**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-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.

**Access:**

Lot 1: access off Reed Lane, take a left off Salters lane and approximately 0.09 miles to the gateway

Lot 2: access off Litcham Road on Salters Lane approximately 0.3 miles to the gateway.



Lot 1 for identification purposes only



Lot 2 for identification purposes only

