

Cruso & Wilkin



For Sale by Private Treaty
Daffy Green Farm
Daffy Green, Dereham



Lot 1



Lot 2

Daffy Green Farmhouse, Buildings & Land

Daffy Green, Dereham, Norfolk IP25 7QQ

A traditional four bedroom farmhouse situated north-east of the village of Shipdham, extending in all to 7.72 hectares (19.08 acres) or thereabouts (STMS). Available as a whole or in three Lots comprising

Lot 1 - Daffy Green Farmhouse

A four bedroom traditional detached farmhouse with garage and large garden together with a range of farm buildings, stables and grazing land on a plot of 4.68 hectares (11.57 acres) or thereabouts.

Lot 2 – Grazing Land

An area of permanent pasture extending in all to about 2.04 hectares (5.03 acres).

Lot 3 – Land with Agricultural Buildings

A single enclosure of permanent pasture with agricultural buildings with potential for planning, extending in all to about 1 hectare (2.47 acres) or thereabouts.



Lot 1 Guide Price:	£950,000
Lot 2 Guide Price:	£100,000
Lot 3 Guide Price:	£325,000
As a Whole: Guide Price	£1,375,000

Sole Agent:

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

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Information:

Daffy Green Farm comprises, in all, approximately 7.72 hectares (19.08 acres) or thereabouts and includes a traditional detached four bedroom farmhouse, together with a range of farm buildings and grassland.

The Holding is situated south-west of Dereham on the outskirts of the village of Shipdham. It has potential for equestrian use or smallholding as a lifestyle property.

The farmhouse is in need of some modernisation and it should be noted that some of the farm buildings would benefit from improvement.

Situation and Location:

Daffy Green Farm is located between the rural village of Shipdham and the market town of Dereham. Dereham benefits from a vast range of amenities including shops, leisure centre, several schools from nursery through to key stage five, as well as numerous pubs and restaurants. In addition, Dereham hosts a market two days a week. The cathedral city of Norwich is situated approximately 25 miles to the east of Daffy Green Farm, with the north Norfolk coast of Wells-next-the-Sea approximately 25 miles to the north.

Viewing:

Viewing is strictly by prior appointment with the sole selling Agent and is undertaken entirely at your own risk. It should also be noted that part of Lot 3 is overgrown with vegetation.

What3Words:

Lot 1: buffoon.remarking.eyepieces

Lot 2: budget.derailed.nuzzling

Lot 3: headers.level.stored

Access:

Access to Lot 1 is available directly from Shipdham Lane by a concrete driveway leading to off-road parking. The property is screened from the road by mature hedging, trees and fencing.



Daffy Green Farmhouse and Buildings (Lot 1):

A four bedroom detached farmhouse having the benefit of many original features including bay windows and open fireplaces. Daffy Green Farm is situated in 4.68 hectares (11.53 acres). The property would generally benefit from modernisation offering a unique opportunity to develop this traditional farmhouse into a family home.

To the outside of the property there are a range of agricultural buildings and traditional stables. The availability of the farm buildings would provide an opportunity subject to formal planning consent, for the extension of the existing farmhouse and/or development of the site.

There is approximately 4.02 hectares (9.93 acres) of grazing land included in Lot 1.

Ground Floor:

The ground floor accommodation comprises:

Porch:

Enclosed porch accessed via UPVC door. Wooden door into hallway tiled with Victorian floor tiles leading to living room, a reception room, pantry and kitchen. Stairs to first floor.

Reception Room: 3.97m x 4.3m (approx.)

With open fireplace, bay window and carpeted throughout.

Living room: approx. 3.97m x 3.15m

With open fire place, bay window and carpeted throughout..

Pantry: 3.95m x 1.35m

With single glazed window and shelving.

Kitchen: 6.07m x 2.44m

Fitted kitchen cupboards, one housing the immersion tank, stainless steel sink and Rayburn oven. In addition there is an electric oven. Tiled floor, numerous electrical points and single glazed window to the rear. Access to the rear of the property. Leading to:

Ground Floor Bathroom: 2.59 x 2.8m

Part tiled, with wash-hand basin and bath, with door to separate toilet.

First Floor Accommodation:

The first floor accommodation comprises



Landing:

Wooden frame, double glazed window, and fitted carpet.

Bedroom 1: 3.97m x 2.80m

Double room with fitted carpet, open fireplace, UPVC bay window and storage cupboard.

Bedroom 2: 3.98m x 3.94m

Double room with fitted carpet, UPVC bay window and storage cupboard.

Bedroom 3: 3.98m x 3.83m

Double room with fitted carpet, UPVC bay window, and loft access.

Bathroom: 2.53m x 1.97m

Part tiled, shower, W.C. and wash-hand basin.

Bedroom 4: 3.43m x 2.67m

Double room with fitted carpet, UPVC bay window, and loft access.

Garage:

The garage is of timber construction with corrugated roof and concrete floor.

Lot 1 Farm Buildings:

Building A:

A traditional red brick outbuilding with a lean-to single garage.

Room 1: Gross 4.88m x 4.48m

Pamment tile floor, old kiln, single glazed window to the rear of the property.

Building B:

Single storey, former livestock building of red brick construction under pantile roof.

Building C:

Single storey barn of red brick and timber construction under pantile roof with timber shutter doors, plastic guttering and down pipes. The barn has a stone floor and is currently being used to store vintage tractors.

Building D:

Open-fronted general purpose building with corrugated sheet roofing and concrete floor, connecting buildings B and D. The area opens into a crew yard area.

Building E:

Open-fronted timber and steel framed general purpose building, with corrugated roof.

Building F:

Open-fronted steel framed general purpose building, under corrugated roof with timber lean-to.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78
55-68	D		
39-54	E	39	
21-38	F		
1-20	G		

Energy Performance Certificate (EPC):

Daffy Green Farm has an EPC rating of E.

Council Tax:

Following an online enquire of the Brecklands Council, we are advised that the property is Band 'E'.

Services:

Daffy Green Farmhouse has the benefit of mains electricity, private drainage together with a private shared borehole water supply.





Lot 2

Lot 2 Grazing:

Lot 2 comprises approximately 2.04 hectares (5.03 acres) of grassland suitable for the grazing of livestock or forage conservation. The land has direct road access off Shipdham Lane.

Environmental Schemes:

The land is not included in any agri-environment schemes.

Development and Overage:

There is no development/overage clause associated with any of the Lots.

Lot 3 Buildings and Grazing:

Lot 3 comprises approximately 1 hectares (2.47 acres) of grassland and has the benefit of traditional buildings. Access is off Shipdham Lane via a gateway.

Building:

Traditional barn of flint and brick construction, with shutter doors. under fibre cement roof together with timber framed lean-to. Potential for conversion for a

residential dwelling subject to planning permission.

Terms of Sale:

The property is offered for sale by private treaty as a whole or in up to three 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.

Holdover:

The vendor reserves the right to remove the machinery from the buildings prior to completion.

Tenure and Possession:

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

Timber, Mineral and Sporting Rights:

The mineral and sporting rights, insofar as they are owned, are included in the freehold .

Drainage:

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

Nitrate Vulnerable Zone (NVZ):

The land falls within designated Nitrate Vulnerable Zones known as 'Tud' NVZ and 'Yare' NVZ.

Health & Safety:

Given the potential trip hazards, we would ask you to be vigilant as possible for your own personal safety when viewing. The owner cannot be held responsible for any incidents or accidents while lone viewing.



Lot 3
Outline in Red for lot identification purpose only.

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.

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.

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.

Viewing:

Viewing is accompanied and strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin.

Exchange of Contracts and Completion:

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

Value Added Tax:

Any guide price quoted or discussed is exclusive of VAT; in the event that the sale of the property or any part of it, or any right attached to it, becomes 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 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.

Agent Details:

Cruso & Wilkin, The Estate Office, Station Road, Hillington, King's Lynn, Norfolk PE31 6DH

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Particulars prepared: December 2023

Photographs: December 2023





