

# *Harpers Green Farm, Brisley, Dereham, Norfolk*





# Harpers Green Farm

Brisley, Dereham, Norfolk

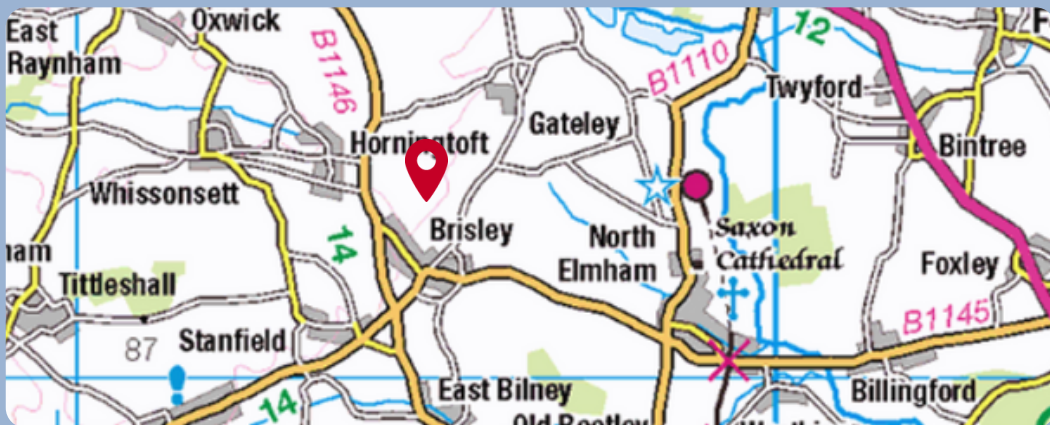
**Guide Price £850,000**



A great opportunity to acquire a farmhouse, two general purpose buildings, grain store and 6.41 acres of permanent pasture.

## Location

The property is located in central Norfolk just north of the village of Brisley, situated between North Elmham and Whissonsett, approximately 5.6 miles south from the market town of Fakenham.



## Situation

The village is well served by the B1145 and A47, providing excellent transport links to Dereham, Norwich and King's Lynn. Brisley benefits from a range of amenities including a village hall, public house, village green, church and primary school.

This is a great opportunity to live in a beautiful rural setting, providing peace and privacy with the benefit of local facilities being within a five minute drive.

Main train line links are available from Norwich to Cambridge and London.



Nearest Postcode  
NR20 5DR



[lases.sideboard.gives](https://lases.sideboard.gives)



## Description

Harpers Green Farm is a detached five-bedroom home and is well positioned just outside of the local village, with generous gardens.

From the ground floor entrance hall you gain access to the dining room, which features a fire place and the sitting room which has a set of double doors leading into the conservatory/sun room. You also have access from the entrance hall to the kitchen, which includes a built-in storage cupboard and a door leading to the garden, together with access to the utility room and W.C.

The first floor has an open landing space leading to all bedrooms. The principal double bedroom is light and spacious with south facing views. There are four further rooms, together with two family bathrooms.

To the front of the property is a tarmac driveway with space for parking. Additional space is provided with a detached outbuilding to the north of the property, which is currently being used as a games room. The property also has the benefit of a two sheds and a greenhouse. To the rear (southwest) of the property are well established grounds, mainly laid to lawn, with mature trees, shrubs and a hedgerow bordering the garden, together with a gravelled seating area.





## Accommodation Details

### Ground Floor

**Entrance Hall 6.57m x 3.74m:** Parquet wooden flooring, with partly exposed red brick walls, a uPVC bay window and stairs to the first floor.

**Utility 3.85m x 2.81m:** Plumbing for washing machine, uPVC window, access door to the front of the property, and a fitted W.C., and wash-hand basin.

**Kitchen 4.86m x 3.32m:** Fitted with a range of wall and base level units with worktop, stainless steel sink and drainer, plumbing for dishwasher, integrated oven and electric hob. Parquet flooring, ceiling beams, one uPVC window, together with external access door out onto the rear garden.

**Dining Room 4.58m x 3.39m:** Open fireplace with a uPVC window and a built-in understairs cupboard.

**Sitting Room 7.40m x 4.23m:** Fitted carpet, electric wall lights, radiator, fitted storage shelves.

**Conservatory/Sun Room 5.50m x 3.35m:** Parquet flooring, partial red brick with uPVC glass construction and multiple opening windows, with French doors leading into the garden.



### First Floor Accommodations

Landing: Open landing with fitted carpet and exposed beams.

**Bedroom One 4.47m x 2.54m:** Double room with a pitched roof, fitted carpet, open fireplace, one uPVC window.

**Bedroom Two 4.72m x 3.60m:** Double room with fitted carpet, built-in storage cupboard and two uPVC windows.

**Bedroom Three 3.77m x 3.39m:** Double room with fitted carpet, built-in cupboard and storage space, loft access, together with one uPVC window.

**Bedroom Four 4.87m x 3.81m:** Master bedroom with fitted carpet, two built-in storage cupboards, exposed beams and one uPVC window.

**Bedroom Five 3.88m x 2.67m:** Double room with fitted carpet and one uPVC window.

**Bathroom One 2.80m x 2.60m:** Tiled floor, side panel bath, W.C., and wash-hand basin, pitched roof, part tiled walls, one uPVC window and built-in cupboard housing the water tank.

**Bathroom Two 2.82m x 1.57m:** Tiled floor, shower, W.C., and wash-hand basin, pitched roof and one uPVC window.

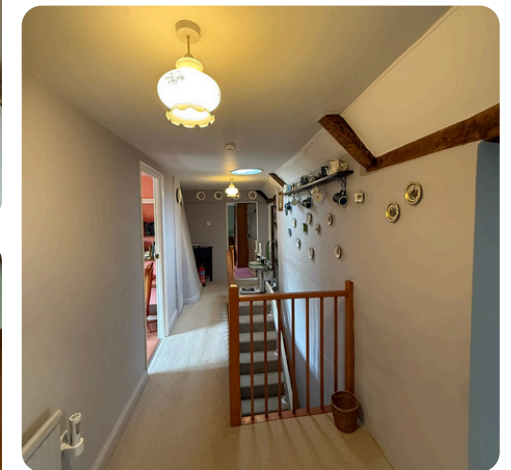
### Outside

At the front of the property is driveway with parking for numerous vehicles. To the rear of the property is a spacious garden laid to lawn with mature shrubs and flower borders, together with a pond. The boundary is partly walled alongside mature hedgerows and trees. The property also benefits from a greenhouse and two sheds, one of which is housing the borehole.

**Games Room/Former Garage:** Carpeted floor, electric lights, and a west facing uPVC window.

**Adjoining Outbuilding:** On the eastern side of the property is a storage area housing the boiler, together with a W.C. and basin.







## Additional Buildings & Land

The concrete yard occupies an area of 0.47 acres with a three phase electricity supply and access to a borehole for water use.

### General Purpose Building

This general purpose building is of steel construction and concrete portal frame, with a fibre cement sheeted roof and sides. The building benefits from a concrete floor, with three bays, having open frontage to the north.

### Machinery Storage Building

This building is of concrete portal frame structure, beneath a fibre cement sheeted roof, incorporating skylights allowing for natural light. The walls are a combination of 6 foot high breeze blocks and fibre cement sheeting. The floor comprises compacted hardcore, allowing for flexible uses.

### Grain Store/Storage

This building is constructed of a steel and timber portal frame with partly corrugated iron and aluminium sheeting, under a fibre cement sheeted roof, together with a concrete floor.

### Derelict Milking Parlour

A traditional former dairy of red brick construction with multiple access doors under a fibre cement roof, together with an adjoining red brick building, under a clay pantile roof. This offers an opportunity for conversion, subject to planning consent.

### Land

The land comprises of 6.41 acres or thereabouts of permanent pasture, which is divided into two parcels.

### Solar

The property benefits from solar energy which supplies the house, with any excess energy being fed back to the grid. Further detail will be supplied on application.

### Common Rights

The property has common rights to graze 50 head of cattle over the whole of the land comprised in the registered unit. Further detail will be supplied on application.



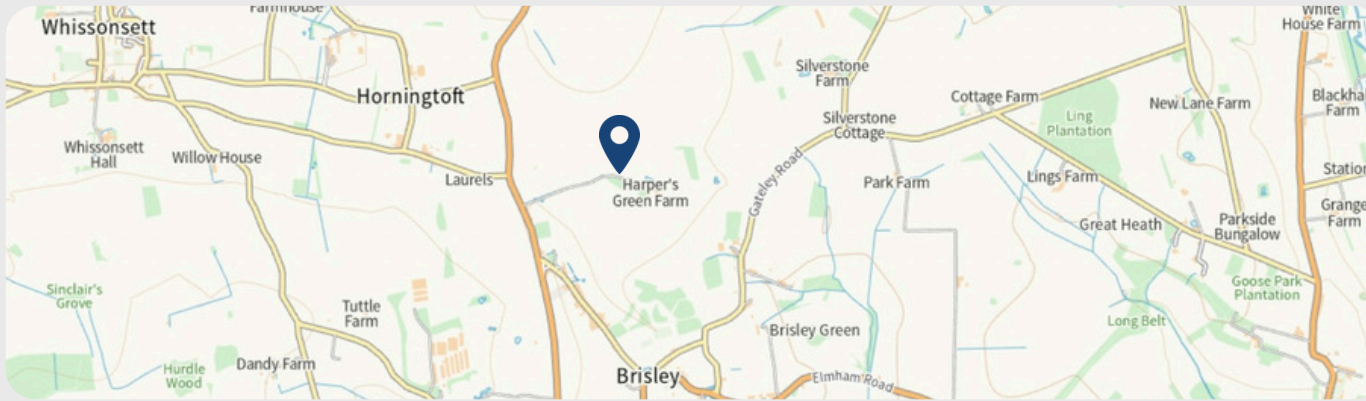
**Parcel 1** is approximately 5.45 acres (2.20 hectares), ring fenced with stock netting, together with established hedgerows and trees, and access to a water supply. To the west, the field is surrounded by mature shrubs and two ponds. There are two access points, one to the northwest with direct access from Harpers Lane, the second to the east through the back of the yard, up a private track. The field is currently used for the grazing of horses.

**Parcel 2** is approximately 0.96 acres (0.39 hectares), partly ring fenced with post and rail fencing, with a mature hedge on the north and west boundaries, together with an area open to the yard. In addition, there are a single row of solar panels located on the field to the north, adjacent with the general purpose building.









### Easements, Wayleaves 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.

We are aware that there are public rights of way granting access across the land and roadway adjacent to 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

All measurements and areas are approximate. While 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.

### Method of Sale

The property is offered for sale initially by private treaty as a whole as described herein.

The Vendor and their Agent reserve the right to invite best and final offers and/or offer the property for sale by auction if there is a substantial level of interest.

### Tenure

The property will be sold freehold with vacant possession being provided upon completion, subject to the common grazing rights.



### Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection. We regret to advise that children and/or pets are not permitted on the property.

### Planning

The property has the potential for development under Class Q Permitted Development Rights, subject to the relevant planning. There is no current planning permission and the potential Purchaser should make their own provisions as to further planning information.

### Exchange of Contract 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.

### Development Covenant / Overage

There is no associated development clause nor overage on the property.

### Sporting, Timber & Mineral Rights

These rights insofar as they are relevant and are owned, are included in the freehold, subject to statutory exclusion.

### Nitrate Vulnerable Zones

The land is located within a NVZ area.

### Services

The property benefits from mains electricity (single phase) solar energy, oil fired central heating, borehole (shared with neighbour) and a Klargester sewage treatment plant.

The grain store and the general purpose building are serviced by mains electricity (single phase).

We understand there is access to a water supply on the yard, together with a water supply to the 5.45 acre field for livestock.





### 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

### Council Tax

The Council Tax Band for this property is E with the Council Tax payable for 2025 to 2026 is £2,815.73

### Energy Performance Certificate

Harpers Green Farm has an EPC rating of a D

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

### Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

### Important Notice

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested, and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion, and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.



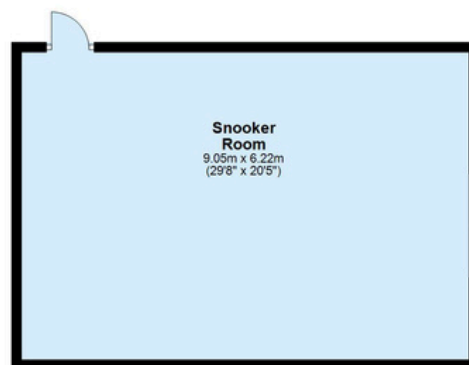
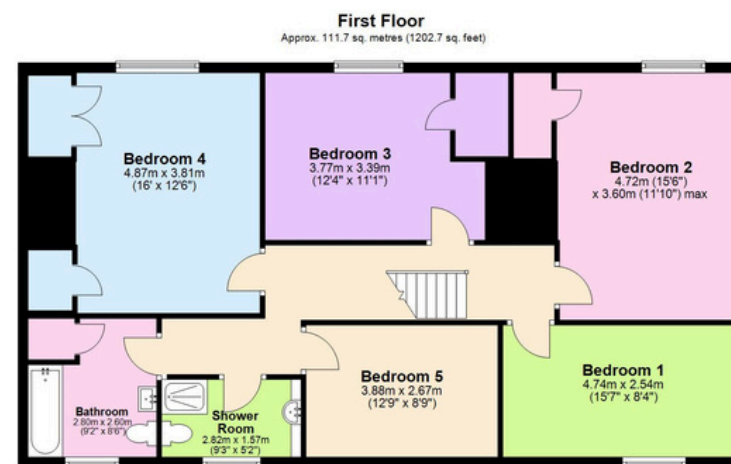
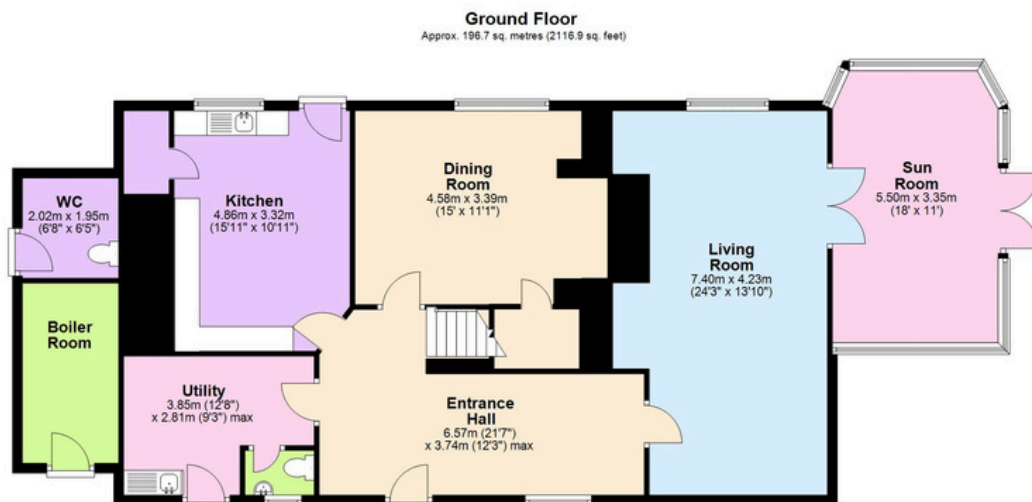


## Plans

### Harpers Green Farmhouse

Total area: approx 308.4 sq. meters (3319.6 sq.ft.)

**FOR ILLUSTRATIVE PURPOSES ONLY**







*Adam Case*

Partner

apc@crusowilkin.co.uk  
01553 816424



*Olivia Lowe*

Placement Student

ol@crusowilkin.co.uk  
01553 816430



**Sole Agents:**

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

Tel: 01553 691691

**Solicitors:**

Hayes & Storr, 31-33 Upper Market Place, Fakenham, NR21 9BX

Tel: 01328 863231

Sarah Lazzari-Bailey: [sarah.bailey@hayes-storr.com](mailto:sarah.bailey@hayes-storr.com)

**Cruso & Wilkin**