

FOR SALE 9.6 hectares (23.73 acres) Arable Land Congham Road, Grimston, Norfolk



For Sale as a whole by Private Treaty

With Vacant Possession

Guide Price: £250,000

(Subject to Contract)

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Description:

(23.73 acres) or thereabouts of Grade 2 arable land. Vulnerable Zone 'Sandringham Sands South NVZ.' The land is suitable for the growing of cereal and root crops; it is currently cropped with winter barley. Exchange of Contracts & Completion: The Vendor has maintained the land in a good A 10% deposit will be payable on exchange of condition and has regularly cleared the surrounding contracts. ditches and maintained the hedgerows.

Location & Directions:

The land is located on the outskirts of the village of reserves the right to charge in addition to the Grimston. From Knights Hill roundabout travel along purchase price in respect of any cultivations A148 heading towards Fakenham the approximately 0.2 miles before turning right onto applied in respect of any crops established for the Lynn Road. Continue along Lynn Road for 2024 harvest. approximately 2.6 miles before turning left onto Low Road, following the road until you reach the Drainage Rates: junction. At the junction turn right and the ditch The land is currently subject to Drainage Rates crossing to the field can be found immediately on which will be apportioned at the date of completion. the left.

Nearest Postcode: PE32 1AE What3Words: raven.trousers.hobby

Access:

approximately 10m off the highway.

Tenure & Possession:

The land is freehold with the benefit of vacant Value Added Tax: possession upon completion.

Development Covenant/Overage:

The sale of the land, taking into account its location, payable by the Purchaser in addition to the contract will be subject to a development/overage clause. price. The details of which will primarily include a provision whereby 50% of any non-agricultural or residential Sporting, Timber & Mineral Rights: development value over and above the existing use, The sporting, timber and mineral rights are held in subtracting the cost of obtaining any relevant hand and are included in the sale, subject to planning consent, will be reserved for a term of 21 statutory exclusion. There are Tree Preservation years from the date of completion in favour of the Orders on the trees adjacent to the highway. Vendor. The development overage will "trigger" upon the sale of the land with the benefit of planning Viewing: permission or the implementation of planning Strictly by prior appointment with the Vendor's permission. There will be an exemption to allow for Agent, Cruso & Wilkin, tel. 01553 691691. All equestrian stables but any associated living viewings to be conducted during daylight hours only, accommodation to be built on the land will "trigger" on foot, with a copy of these particulars in hand. the overage.

Basic Payment Scheme (BPS):

Scheme. The 2023 claim is expressly reserved to to invite best and final offers and/or conduct a purchase.

Services:

The land does not have the benefit of any services.

Contracts & Quotas:

There are no contracts nor quotas included with the land.

Irrigation:

There is no irrigation directly available with the land.

Nitrate Vulnerable Zone (NVZ):

The land offered for sale comprises 9.6 hectares The land offered for sale is within a Nitrate

Ingoing Valuation:

Depending upon the date of completion, the Vendor for performed and/or seeds, sprays and fertilisers

The land benefits from being partly under-drained, copies of the drainage plans are available upon request.

Environmental Schemes:

The land is subject to a Countryside Stewardship Access to the land is available via a ditch crossing Mid-Tier Scheme, expiring 31st December 2023. The Vendor reserves holdover to comply with the requirements until the end of the Scheme.

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

Terms of Sale:

The property is initially offered for sale by Private The land is registered for the Basic Payment Treaty. The Vendor and their Agent reserve the right the Vendor. There are no entitlements available to private auction within a pre-determined timescale if required.

> Particulars Prepared: Photographs Taken:

September 2023 July 2023



Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the All measurements are approximate and areas are pipes whether referred to herein or not.

Town & Country Planning:

Development Plan, Ancient Monument, Town knowledge of the boundaries and areas and any Planning Schedule, or Resolution which may be or mistake or error shall not annul the sale nor entitle may come into force.

The property is subject to a number of Tree Should any dispute arise as to the boundaries or Preservation Orders on chestnut trees located along any points arise on the general remarks. the roadside of the Lots. The Purchaser will be stipulations, particulars, schedule, plan or the deemed to have full knowledge and have satisfied interpretation of any of them, questions shall be themselves as to the provisions of any such referred to the selling Agent whose decision acting matters affecting the property.

Health & Safety:

Given the potential hazards and use of the land, we Borough Council of Kings Lynn and West Norfolk, making an inspection for your own personal safety. 01553 616200 We request that viewers are not accompanied by Norfolk County Council: County Hall, Martineau children nor dogs for their own safety.

Measurements & Other Information:

benefit of all existing rights of way whether public or based on the Rural Payments Agency (RPA) private light support drainage or water electricity acreages. Whilst we endeavour to make our sales supplies and other rights and obligations easements particulars accurate and reliable, if there is any point quasi-easements and restrictive covenants and all which is of particular importance to you please existing and proposed wayleaves, poles, masts, contact this office and we will be pleased to check pylons, stays, cables, drains, water, gas and other the information for you, particularly if contemplating travelling some distance to view the property.

Boundaries, Plans, Areas Schedules & Disputes:

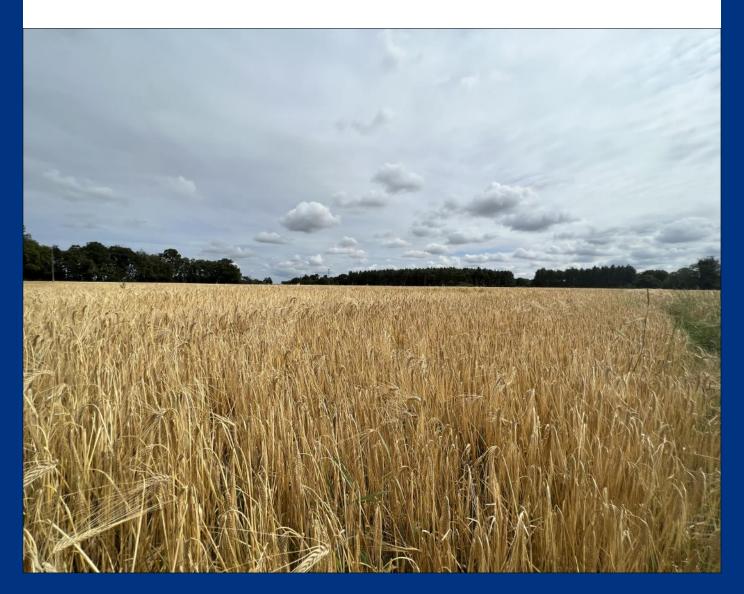
The property is offered subject to any existing The Purchaser will be deemed to have full any party to compensation in respect thereof.

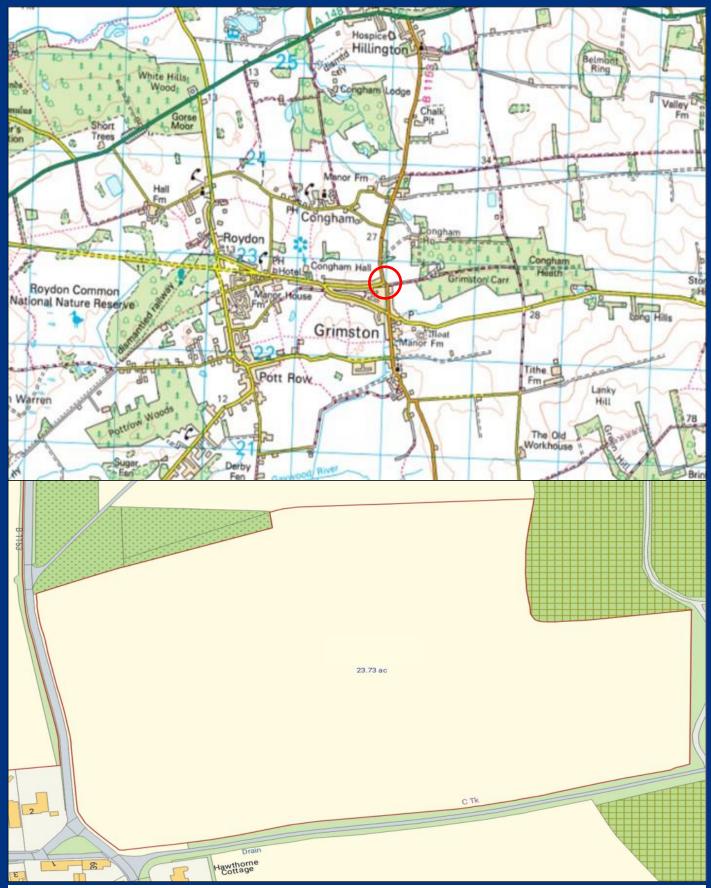
as experts shall be final.

Local Authorities:

would ask you to be as vigilant as possible when Kings Court, Chapel Street, Norfolk PE30 1EX. Tel:

Lane, Norwich NR1 2DH. Tel. 0344 800 8020





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.