

Cruso & Wilkin

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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The Estate Office, Church Farm, Hillington,
King's Lynn, Norfolk PE31 6DH

Description:

The land offered for sale comprises 9.6 hectares (23.73 acres) or thereabouts of Grade 2 arable land. The land is suitable for the growing of cereal and root crops; it is currently cropped with winter 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 Grimston. 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 approximately 2.6 miles before turning left onto Low Road, following the road until you reach the junction. At the junction turn right and the ditch crossing to the field can be found immediately on the left.

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

Access:

Access to the land is available via a ditch crossing approximately 10m off the highway.

Tenure & Possession:

The land is freehold with the benefit of vacant possession upon completion.

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, subtracting the cost of obtaining any relevant planning consent, 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.

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.

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 is within a Nitrate Vulnerable Zone 'Sandringham Sands South NVZ.'

Exchange of Contracts & Completion:

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

Ingoing Valuation:

Depending upon the date of completion, the Vendor reserves the right to charge in addition to the purchase price in respect of any cultivations performed and/or seeds, sprays and fertilisers applied in respect of any crops established for the 2024 harvest.

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.

Environmental Schemes:

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

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.

Sporting, Timber & Mineral Rights:

The sporting, timber and mineral rights are held in hand and are included in the sale, subject to statutory exclusion. There are Tree Preservation Orders on the trees adjacent to the highway.

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.

Terms of Sale:

The property is initially offered for sale by Private Treaty. 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.

Particulars Prepared:
Photographs Taken:

September 2023
July 2023



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, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The property is subject to a number of Tree Preservation Orders on chestnut trees located along the roadside of the Lots. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Health & Safety:

Given the potential hazards and use of the land, 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 children nor dogs for their own safety.

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.

Local Authorities:

Borough Council of Kings Lynn and West Norfolk, Kings Court, Chapel Street, Norfolk PE30 1EX. Tel: 01553 616200
Norfolk County Council: County Hall, Martineau 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.