

COMMON FARM

FULMODESTON | NORFOLK





COMMON FARM



FULMODESTON | NORFOLK | NR21 0NG

A compact equipped residential arable farm in North Norfolk

SUMMARY

The Lodge – a five bedroom detached single storey Barn Conversion with Outbuildings and Courtyard

General Purpose and Grain Storage (600t) Buildings

93.84 hectares (231.88 acres) of productive Arable Land

2.48 hectares (6.13 acres) of mixed Woodland

In all extending to approximately 98.02 hectares (242.21 acres)



BROWN & CO

Market Chambers
25-26 Tuesday Market Place
King's Lynn, Norfolk
PE30 1JJ
01553 770771

jim.major@brown-co.com or rowley.barclay@brown-co.com

brown-co.com

INTRODUCTION

Common Farm, Fulmodeston is a residential arable farm set in a lovely part of the North Norfolk countryside. The Lodge and Farm Buildings are located at the end of a long private shared driveway from Fulmodeston Road.

The Lodge is an attractive 5 bedroom red brick Barn Conversion with extensive mature gardens and grounds with Outbuildings creating an enclosed Courtyard area.

In the centre of the farm stands a range of Farm Buildings, comprising circa 1,300m² and providing General Purpose Storage, Workshop facilities and 600t of on-floor Grain Storage.

The arable land extends to some 93.84 hectares (231.88 acres) in an easily accessible, well organised single block of land. The field parcels are of useful scale making them suitable for modern farming practices with good access over farm tracks and from Fulmodeston Road.

There is a parcel of Woodland adjoining the farm yard to the south, extending to around 2.48 hectares (6.13 acres).





SITUATION

Common Farm is situated in the rural North Norfolk parish of Fulmodeston, the property lying to the south east of the village.

Only 8 miles north east of Common Farm is the very popular Georgian town of Holt, having attractive shops, cafes, restaurants and other amenities. Holt is one of the most attractive small towns in Norfolk in an Area of Outstanding Natural Beauty with excellent access to the North Norfolk Coast.

The city of Norwich is 24 miles to the south east. Norwich offers the full range of amenities and transport with a direct rail service to London Liverpool Street which can be reached in 1 hour 44 minutes. King's Lynn also has a direct rail service to London King's Cross reached in 1 hour 41 minutes. Norwich International Airport to the north of the City provides flights within the UK, International flights via Schipol (Amsterdam) and is providing an increasing number of flights to European destinations.

The postcode for the property is NR21 0NG.

DISTANCES

FAKENHAM | 7 MILES

HOLT | 8 MILES

NORWICH | 24 MILES

KING'S LYNN | 28 MILES

CAMBRIDGE | 70 MILES

LONDON | 127 MILES

COMMON FARM – THE LODGE, GARDENS AND OUTBUILDINGS, FARM BUILDINGS AND LAND – 98.02 HECTARES (242.21 ACRES)

The Lodge is a detached single storey dwelling converted in the late 1980s and constructed from red brick with timber frame under a clay pantile roof. The house is double glazed with mains electricity, a private sewage system and a water supply from a private shared borehole on the adjoining property.

The dwelling is in an L shape with a brick wall running south from its north west corner linking to the Outbuildings and forming a lovely enclosed Courtyard area with tall glass window/doors looking outward from the Living Room.

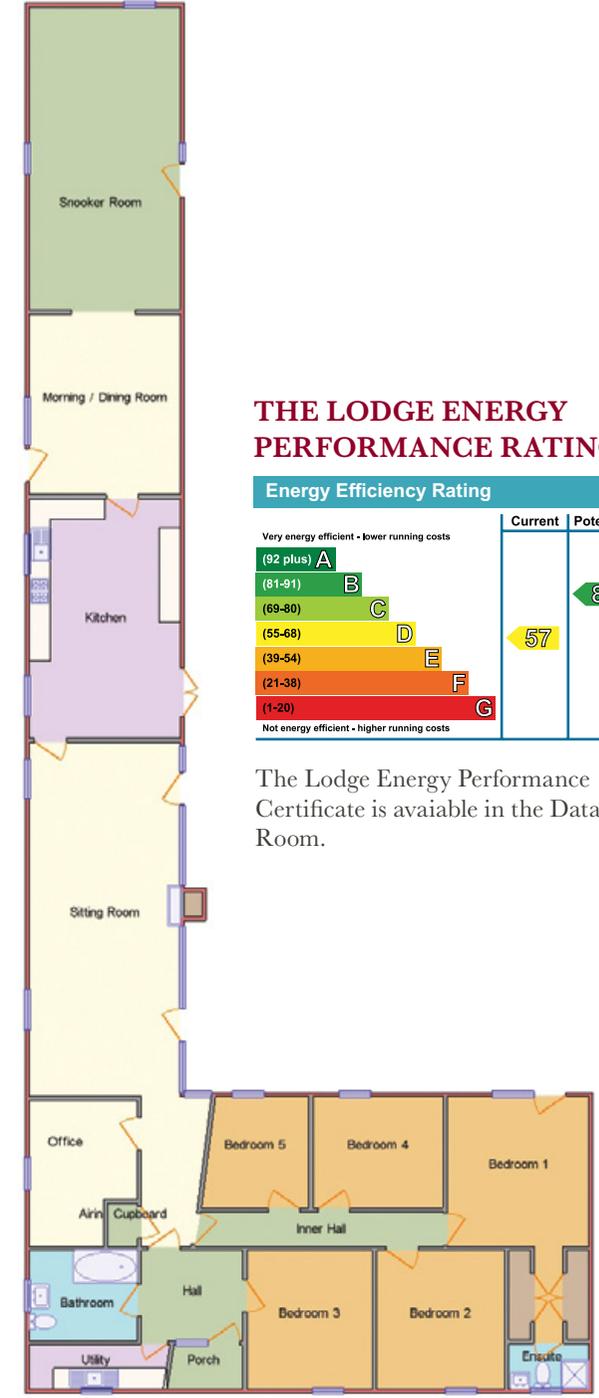
The principal accommodation comprises Kitchen, Dining Room/Morning Room, Living Room, Snooker Room, Office, Utility Room, Bathroom, four double Bedrooms, one with En-suite and a single Bedroom. An attic is accessible from a drop-down ladder in the hallway between the bedrooms.

In 2014 sixteen solar panels were installed on the dwelling's roof which benefits from monthly subsidy payments. Details of the scheme are available in the Data Room.

LOCATION PLAN



THE LODGE FLOOR PLAN



The Lodge Energy Performance Certificate is available in the Data Room.





FARMYARD

The Farmyard extends to approximately 0.52 hectares (1.28 acres) and includes the Buildings and surrounding hardstanding accessed from Fulmodeston Road over a long straight, tree-lined approach road.

The three Farm Buildings adjoin each other forming a single unit, as follows:

North Section - a General Purpose Building (18.20 m x 17.67 m) – Steel portal framed with box profile steel sheet cladding, corrugated sheet asbestos roof and a concrete floor and internal workshop with a secure garage style door and storage area above. The building has an open access on the east side which also provides the only access to the central section.

Central Section - a 600t on-floor Grain Store (18.20 m x 18.20 m) Steel portal frame with corrugated asbestos cladding and roof, steel box profile grain walls and concrete floor. Access is gained via an internal sliding steel door from the North Section.

South Section - a General Purpose Building (36.2 m x 18.20 m) Steel portal frame with corrugated sheet asbestos roof and cladding with a block base and concrete floor. Access is gained from a steel side sliding door on the east elevation.

THE LAND - 93.84 HECTARES (231.88 ACRES)

The land is predominantly in arable use, with some woodland, the farmland being nicely located around the central farmstead

hub in good manageable sized field parcels. Access to each field parcel can be gained via farm tracks or the Fulmodeston Road and the land comprises soils belonging to the Beccles 2 Soil Series, which are slowly permeable fine loams over some clayey soils suitable for growing cereals and some sugar beet and potatoes.

An arable rotation of Winter Wheat, Oilseed Rape, Sugar Beet, Spring Barley and Maize has been followed for several years and has reliably been producing good yields.

On the south side of The Lodge and the Farm Buildings is a parcel of mature mixed broadleaf and conifer woodland with a grass avenue running south to the property boundary.

GENERAL REMARKS AND STIPULATIONS

TENURE AND POSSESSION

The property is offered for sale Freehold with Vacant Possession on Completion, save for the arrangement made for Holdover. The property is offered for sale by Private Treaty as a Whole.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of Contracts will take place as soon as possible following the acceptance of an Offer. A deposit of 10% of the purchase price will be payable on Exchange of Contracts. If Early Entry is requested then the Buyer will be required to pay an additional 10% at that stage.

BACK CROPPING

A schedule of Back Cropping is available in the Data Room.

TENANT RIGHT

None.

STATUTORY MATTERS

The whole Farm is within a Groundwater Nitrate Vulnerable Zone and also within Flood Zone 1 according to the Governments Floor Map for Planning website.

CONTRACTS AND QUOTAS

A 1,300t Sugar Beet Contract is available subject to British Sugar regulations.

BASIC PAYMENT SCHEME

The Sellers hold 96.57 of Basic Payment Entitlements which have been activated over the whole property by the Sellers' farming business which will make an application to transfer the Entitlements to a Buyer as soon as is reasonably practical following Completion.

The Buyer will be responsible for Cross Compliance and will indemnify the Sellers for any non-compliance that results in a penalty or reduction in the 2018 payment under the Basic Payment Scheme.

HOLDOVER

The Sellers reserve the right to:

- Store crops in the Grain Store until 15th December 2018 and in the South Section until 31st October 2018 and will be granted access to maintain and load out stored crops until the same date.
- Hold a Farm Machinery Sale on the property in September 2018, further details of which will be provided closer to Completion of a Sale.
- Grow and harvest a maize crop in fields 1071 and 1227.

SERVICES

There is mains single phase electricity to the Farm Buildings and to The Lodge, with a private sewage treatment plant connected to The Lodge.

At present water to the Lodge and the Farm Buildings comes from a shared Borehole located on the adjoining residential property (Common Farm House). A right to this water is to be retained for both The Lodge and for the Farm Buildings subject to maintenance of the Borehole.

A water main connecting to The Lodge, the farm Buildings and to Common Farm House is to be laid by the Sellers running from the Fulmodeston Road south along the farm entrance drive. This pipe can then be connected in the future to a new mains pipeline which is going to be laid by Anglian Water during 2018. Notice of Entry has been served on the Sellers to lay this pipeline, please see the Data Room for the Notice.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular it should be noted that the following apply:

- A right to use and connect into the borehole at Common Farm House and to use the pump and filtration equipment there, with an obligation to contribute towards the repair and maintenance of the borehole pump and filtration equipment.
- An Easement for electricity supply with a neighbouring property to the south.
- An Easement for a right of access for timber extraction to a neighbouring property to the south.
- A Right for the owner of Common Farm House to connect to services which run along the driveway access.

TOWN & COUNTRY PLANNING

A Buyer will be deemed to have full knowledge of and satisfaction upon any Town and Country Planning matters that may affect the property.

OUTGOINGS

Council Tax Band of The Lodge: C

SPORTING, MINERALS AND TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

FIXTURES & FITTINGS

All Fixtures and Fittings are excluded from the sale unless specifically referred to in these Particulars.

PLANS, AREAS AND SCHEDULES

These have been prepared as carefully as possible and are based on Ordnance Survey scale plans and Land Registry data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES

Should any disputes arise as to the boundary or any points concerning the particulars, schedules and plans, or the interpretation of any of them, the question will be referred to an arbitrator

appointed by the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewing is available by specific appointment only through the Selling Agents.

ENERGY PERFORMANCE CERTIFICATES

A full certificate for The Lodge is available in the Data Room.

DATA ROOM

Please contact the Selling Agents for access to the Data Room.

VAT

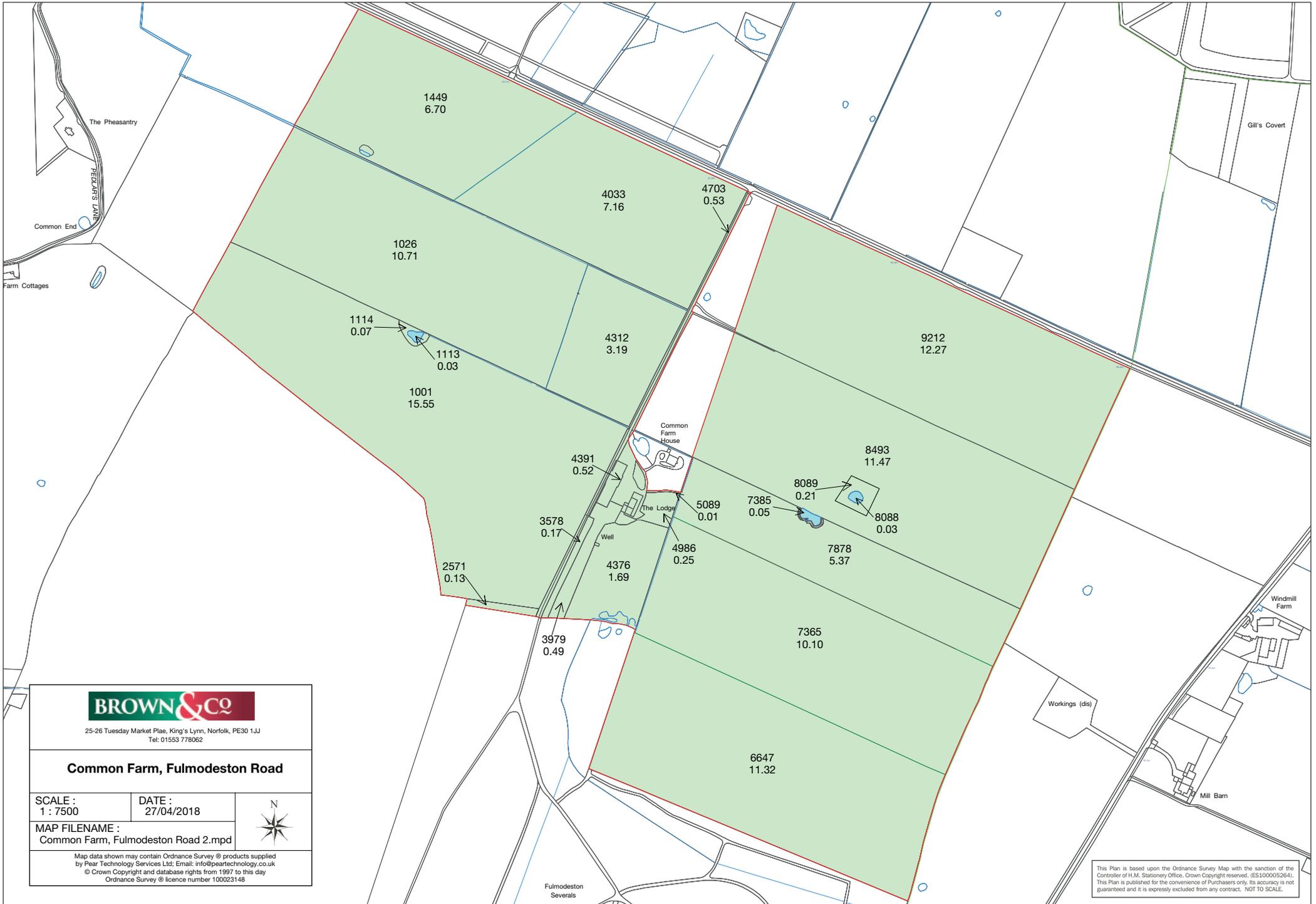
Should any sale of the land, as a whole, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

SOLICITORS

Hayes and Storr Solicitors
Unit 2, Acorn House
Turbine Way
Swaffham
Norfolk
PE37 7XN
Contact: Susan Matthews
Tel: 01760 724424



BROWN & CO

25-26 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ
Tel: 01553 778062

Common Farm, Fulmodeston Road

SCALE : 1 : 7500 DATE : 27/04/2018

MAP FILENAME : Common Farm, Fulmodeston Road 2.mpd



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jim.major@brown-co.com or rowley.barclay@brown-co.com

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