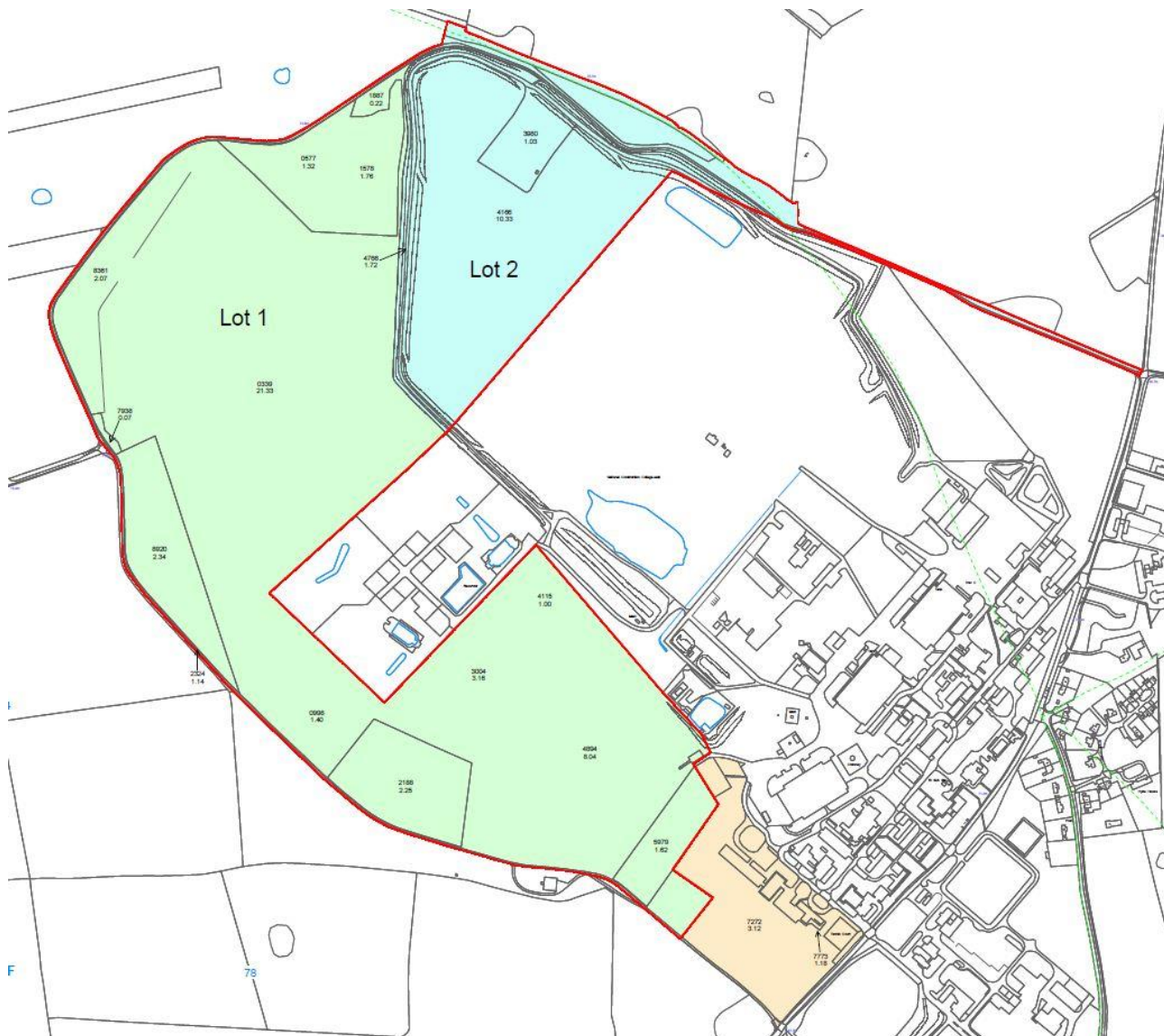


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## Bircham Newton, King's Lynn, PE31 6RH

**FOR SALE £785,000 Guide Price**

AN OPPORTUNITY TO PURCHASE EXTENSIVE GRASSLAND, AMENITY LAND AND WOODLAND IN NORTH WEST NORFOLK

AVAILABLE AS A WHOLE OR IN TWO LOTS WITH VACANT POSSESSION

FOR SALE BY PRIVATE TREATY

- Each Lot has separate access along private roadways
- Easy access to King's Lynn and the North Norfolk Coast

**62.67 hectares (154.86 acres)**

(Joint Agents: Montagu Evans - Jody Smith | Tel: 020 7866 8696 | Email: jody.smith@montagu-evans.co.uk)



## Location

The land is situated in rural north Norfolk approximately 1.6 miles east of the village of Bircham Newton, being about 16 miles north east of the market Town of King's Lynn and 10 miles north west of Fakenham, adjoining the existing CITB site.

## Description

The land extends to approximately 62.67 hectares (154.86 acres) in total.

Lot 1: Highlighted green on the plan - 47.40 hectares (117.13 acres) including 36.52 hectares of Grassland (designated by Natural England as Permanent Pasture) and 10.88 hectares of mixed broadleaf and coniferous woodland.

Lot 2: Highlighted blue on the plan - 15.27 hectares (37.73 acres) former agricultural land which has been used as part of the construction training area and is now partly stripped of top soil and level, with an area of grassland contained largely by a bunded ridge and in part used as Shooting Butts with banks and bunds. The area extends to 1.03 hectares (2.55 acres).

Access is gained from the B1155 along a private farm track.

Available separately in the area marked orange on the plan is a three storey 7,707 sq. ft. office block, tennis courts and playing fields, available with Brown & Co's Commercial Department in King's Lynn.

## GENERAL REMARKS AND STIPULATIONS

### Tenure and Method of Sale

The Property is available Freehold with Vacant Possession on Completion and is offered for sale by Private Treaty as a Whole or in Two Lots. Exchange of Contracts is to take place as soon as possible following acceptance of an offer.

### Overage

Lot 1 is being sold subject to an Overage Agreement with a 50% uplift in value for 20 years which will be triggered if permission is obtained to plough the land for arable use.

### Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries nor their ownership.

### Disputes

Should any disputes arise as to the boundaries or any matters relating to the Particulars or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Agents.

### Plans and Areas

These have been prepared as carefully as possible by reference to the Deeds and digital OS Data. The plans and aerial photograph are published for illustrative purposes only and although they are believed to be correct their accuracy cannot be guaranteed.

### Viewing

The land may be viewed during daylight hours with a set of these Particulars in hand but strictly by prior appointment with the Agents, on 01553 770771 (Rowley Barclay).

## Health and Safety

Viewers should be careful and vigilant whilst on the property. Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

## 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.

## Solicitor

Evershed Sutherland

## Brown & Co

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

### Jim Major

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### Rowley Barclay

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#### IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granita Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 08 January 2019