

# Cruso & Wilkin

**FOR SALE**

**6.06 hectares (14.97 acres)**

**Grade 2 Arable Land**



**Black Bank Drove, Southery, Norfolk**

**Guide Price: £105,000**

**(Subject to Contract)**

Megan Scourfield: 01553 691691  
[mes@crusowilkin.co.uk](mailto:mes@crusowilkin.co.uk)

The Estate Office, Church Farm,  
Station Road, Hillington, PE31 6DH

**Description:**

The land offered for sale comprises 6.06 hectares (14.97 acres) of Grade 2 arable land situated in two adjacent enclosures at Black Bank Drove, Southery. Both parcels of land are currently cropped with sugar beet.

**Location & Directions:**

The land is located on the outskirts of the village of Southery. From Downham Market follow the A10 south for approximately 5 miles then turn left onto the B1160, Lynn Road. Follow Lynn Road for one mile then turn left onto Feltwell Road, taking the first left again onto Campsey Road. Follow Campsey Road for approximately 0.5 miles before turning right on Ringmore Road which leads into Black Bank Drove. The land is located at the end of Black Bank Drove.

**Terms of Sale:**

The property is initially offered for sale by Private Treaty as a whole. The Vendors 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.

**Tenure & Possession:**

The land is freehold with the benefit of vacant possession upon completion, subject to the right of Holdover as detailed below.

**Holdover:**

The land is currently let under a cropping agreement to British Sugar for the 2020/21 season. The Vendors reserve a right of Holdover until the crop is removed and in any event not later than 28th February 2021.

**Access:**

Access to the land is available via Black Bank Drove over which the Vendor has a right of way.

**Sporting, Timber & Mineral Rights:**

The sporting, timber and mineral rights are held in hand and are included within the sale, subject to statutory exclusion.

**Contracts & Quotas:**

The land does not come with the benefit of any contracts or quotas.

**Basic Payment Scheme:**

We understand the land is not registered with the Rural Payment Agency and does not come with the benefit of any Entitlements.

**Services:**

The land does not have the benefit of any services.

**Drainage Rates:**

Drainage Rates are payable on the land to the Southery & District Internal Drainage Board. The drainage rates for 2020/21 are £194.40.

**Nitrate Vulnerable Zones:**

The land offered for sale is located within a Surface Water Nitrate Vulnerable Zone.

**Ingoing Valuation:**

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manurial values neither shall there be any allowance or set off in respect of dilapidations, if any.

**Viewing:**

Viewing will be 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.

**Health & Safety:**

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around any farm machinery that may be on site.

We request that viewers are not accompanied by either children or dogs for their own safety.

**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.

The land is crossed by a public footpath, from north to south and by a bridleway from east to west. Further information is available from the Agents.

**Town & Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force.

The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**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.



### Boundaries, Plans, Areas Schedules & Disputes: Local Authorities:

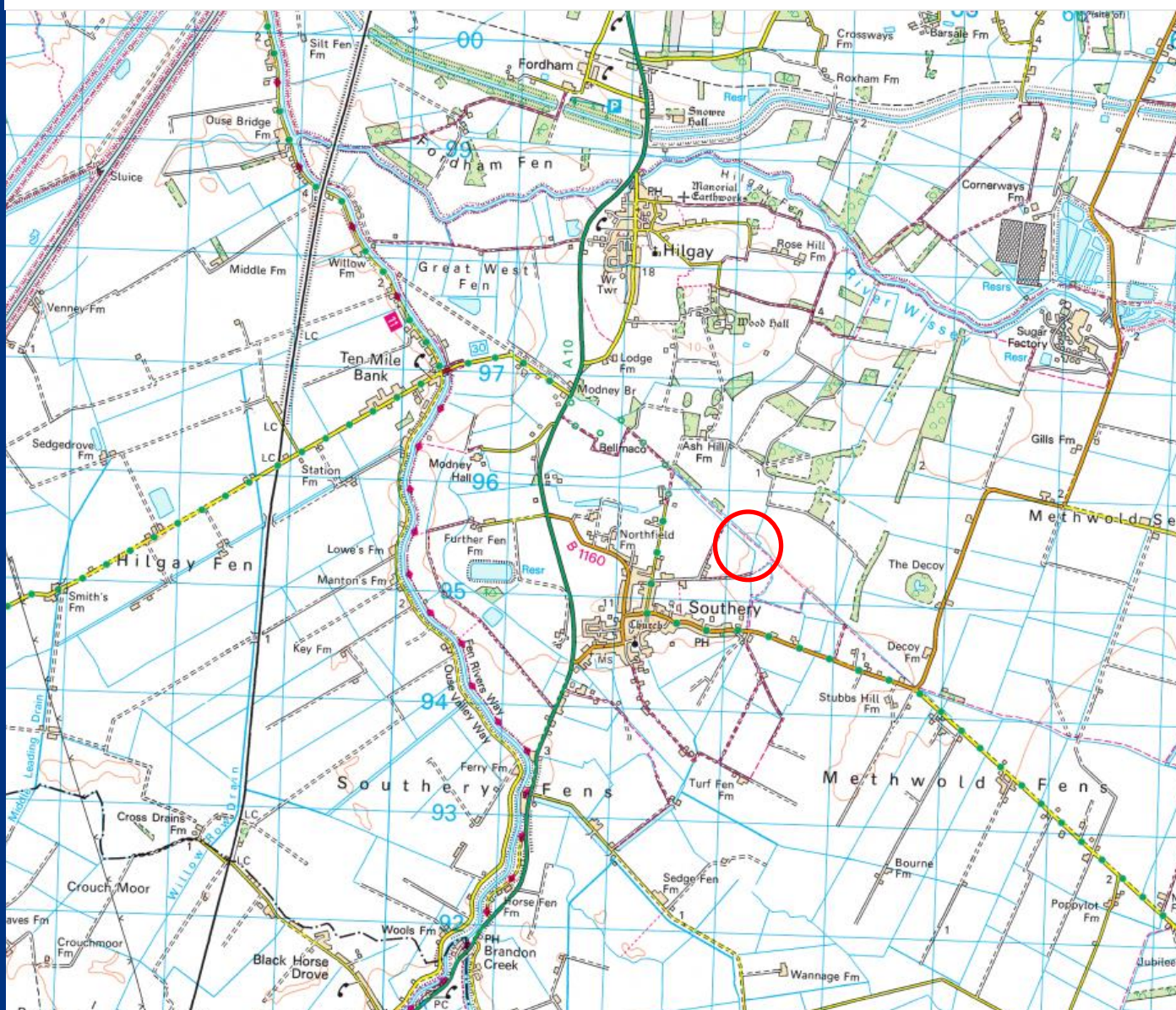
The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof.

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 Agents whose decision acting as experts shall be final.

Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Norfolk County Council; County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH. Tel. 0344 800 8020

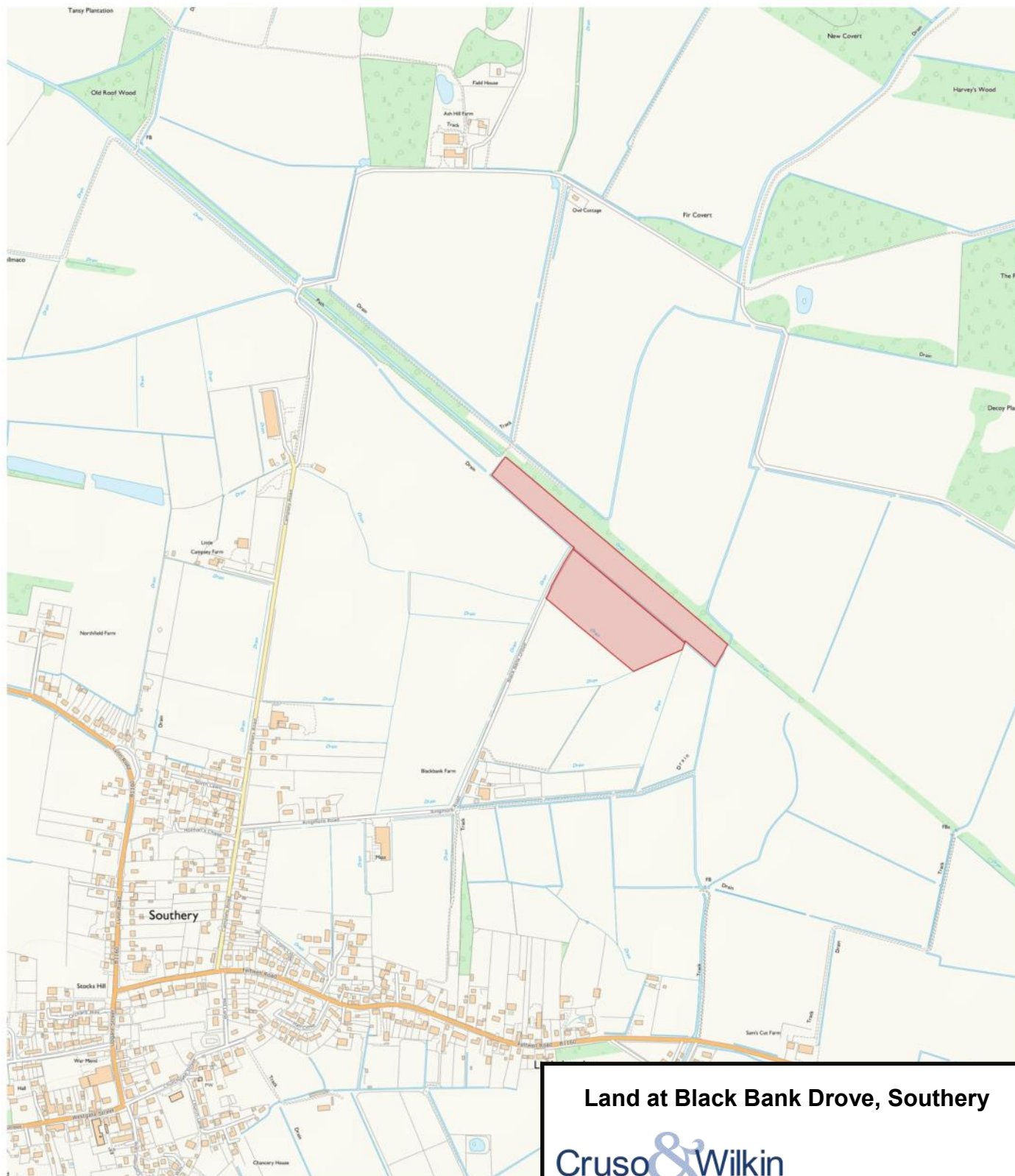
Particulars & Photographs Prepared: November 2020.



### 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 & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) 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 or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an 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. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement; and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above; and that in entering





## Land at Black Bank Drove, Southery

**Cruso & Wilkin**

Waterloo Street, King's Lynn,  
Norfolk, PE30 1NZ  
Tel: 01553 691691

**Ref : MES/362/1**

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