

Grove Farm, Hindringham, Fakenham, North Norfolk





Grove Farm Hindringham, Fakenham, North Norfolk

Summary

A ring fenced arable farm extending in all to 96.37 hectares (238.14 acres) STMS or thereabouts of land together with an enclosure of grassland and a range of general purpose and traditional buildings.

Freehold for sale by private treaty as a whole or in three Lots.

Lot 1: 53.18 hectares (131.41 acres) Grade 2 ring fenced arable land and 4.12 hectares (10.18 acres) of grassland.

Lot 2: 38.69 hectares (95.61 acres) Grade 2 ring fenced arable land.

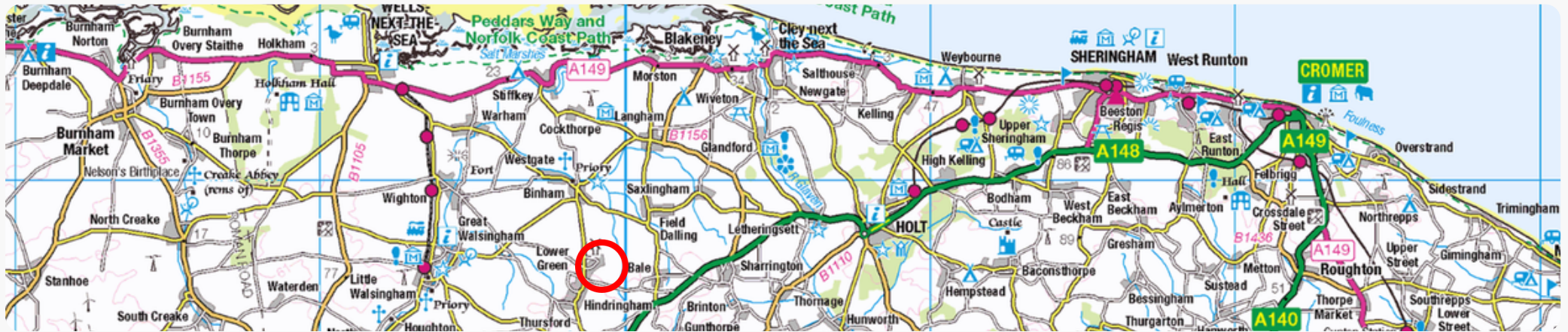
Lot 3: 0.38 hectares (0.94 acres) General Purpose and traditional buildings in a ring fence.

Cropping for the last 5 years is available on request.

Viewing

Viewing is strictly by prior appointment only with the Vendor's agents. Telephone Cruso & Wilkin on 01553 691691

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Jonathan Fryer - jgf@crusowilkin.co.uk



Introduction

Grove Farm, Hindringham

The property is situated in an attractive and rural part of North Norfolk.

The sale of the land and buildings in Hindringham provides interested parties with an opportunity to purchase 96.37 hectares (238.14 acres) of land (STMS) lying between the villages of Great Walsingham and Sharrington, respectively. The Farm is divided into three separate Lots, providing opportunities for local and adjoining farmers to add to their existing holdings. Lot 1 53.18 hectares (131.41 acres) of arable land and 4.12 hectares (10.18 acres) of grassland. Lot 2 38.69 hectares (95.61 acres) and Lot 3 being general purpose agricultural and traditional buildings extending to 0.38 hectares (0.94 acres).

Particulars, Location & Situation

Hindringham is situated approximately 5 miles from the North Norfolk coast and approximately 6 miles from the town of Wells-Next-The-Sea. The market town of Fakenham is approximately 9 miles north of Hindringham and the city of Norwich is approximately 27 miles to the south-east.

Directions and Access

When leaving the town of Fakenham follow the A148 for approximately 4 miles then take the left-hand turning onto Thursford Road. Follow the road for 1.5 miles before continuing onto The Street for 0.7 miles. Then turn right onto Moorgate Road and the land is located on your right. The land and farmyard can be identified from the location/sale plan herein together with this Firm's sale board which is located adjacent to the farm access.

Access to Lot 1 is via Moorgate Road, Bale Road and through the farmyard. Lot 2 has access via Moorgate Road, American Lane and through the farmyard. Lot 3 has access via Moorgate Road to the farmyard.

Method of Sale

The property is offered for sale initially by private treaty as a whole or in three Lots and as described herein. The Vendor and their agents reserve the right to invite best and final offers and/or offer the property for sale by private auction if there is significant or substantial levels of interest shown.

Tenure and Possession

The property offered for sale herein is offered freehold with the benefit of vacant possession upon completion although subject to any rights of holdover, the details of which are set out herein.

LOT 1

Shaded Pink - 57.30 hectares (141.59 acres)

Guide Price £1,200,000

Nearest Postcode - NR21 0PT – Land off Moorgate Road and Bale Road

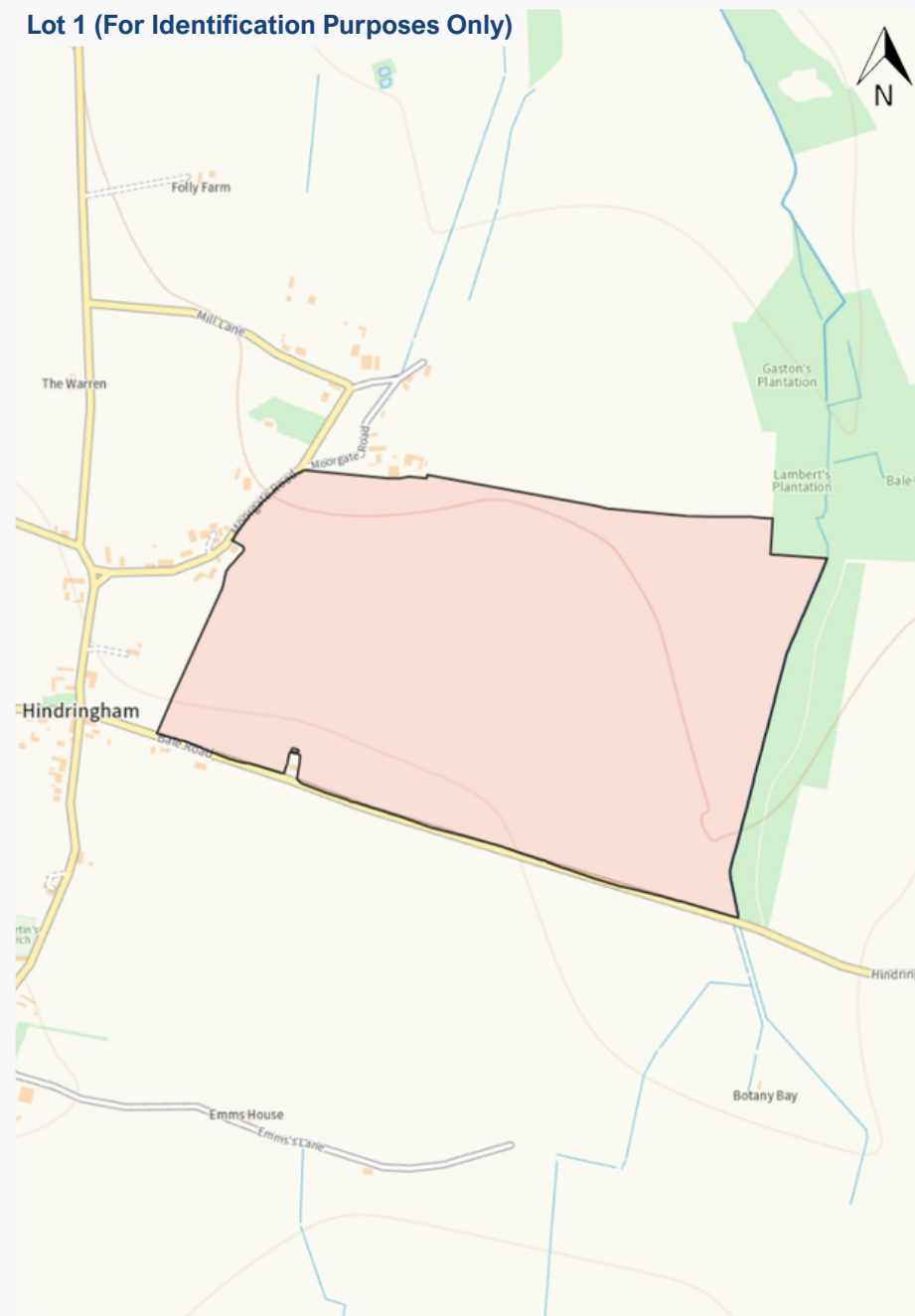
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A single enclosure of arable land adjacent to Bale Road comprising 53.18 hectares (131.41 acres) STMS and grassland extending to 4.12 hectares (10.18 acres) as shaded pink on the plan extending in all to 57.30ha (141.59 ac).

The land is classified as Grade 2 on the Ministry Land Classification plans and includes soils within the Burlingham 3 series, capable of arable crop production including spring and winter cereals as well as sugar beet. Details of previous cropping are available on request.



Lot 1 (For Identification Purposes Only)



LOT 2

Shaded Yellow - 38.69 hectares (95.61 acres)

Guide Price £820,000

Nearest Postcode - NR21 0PT – Land off Moorgate Road leading to right of way on American Lane

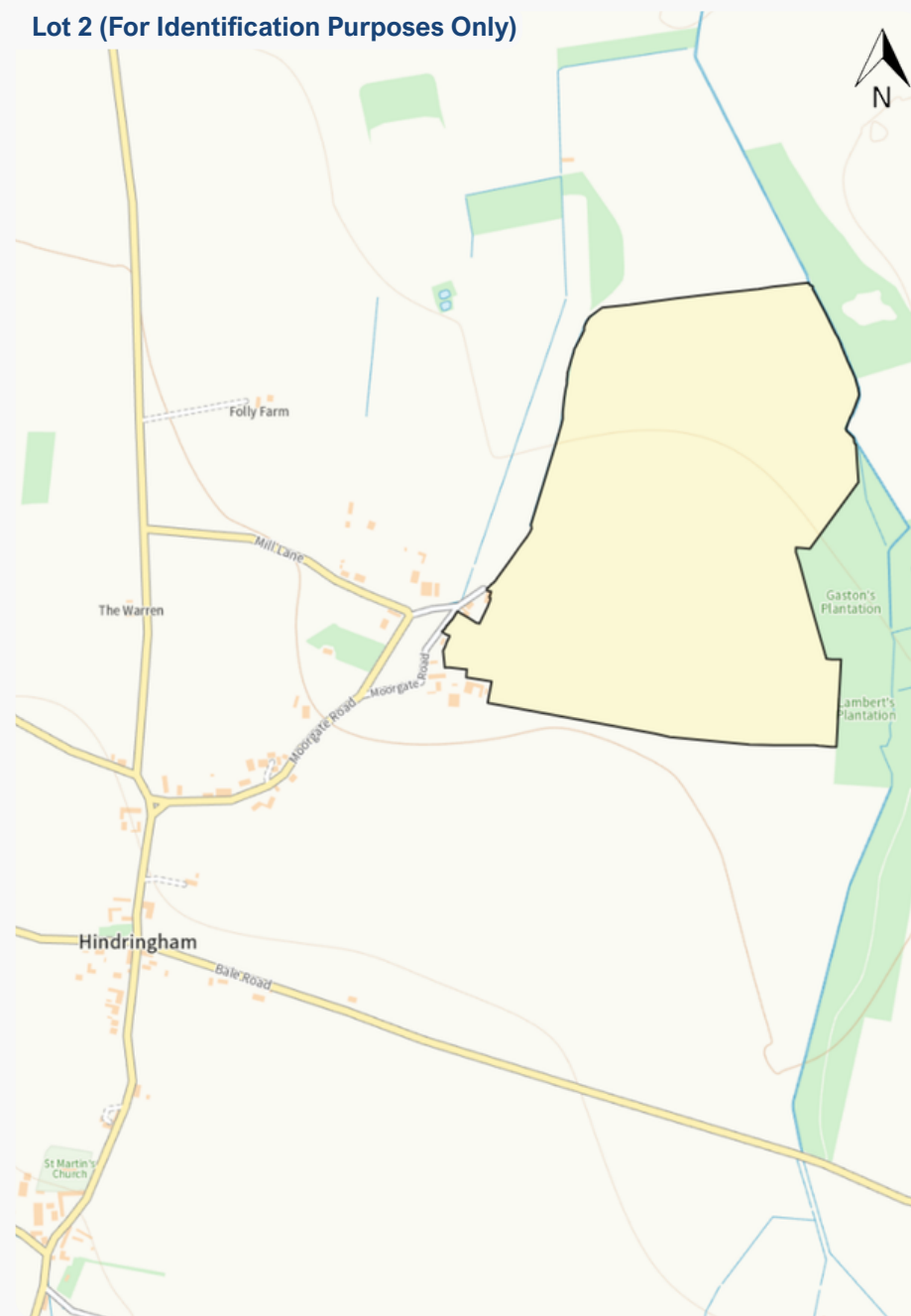
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A single enclosure of arable land adjacent to American Lane extending in all to 38.69 hectares (95.61 acres) STMS, as shaded yellow on the plan.

The land is classified as Grade 2 on the Ministry Land Classification plans and includes soils within the Burlingham 3 series, capable of arable crop production including spring and winter cereals as well as sugar beet. Details of previous cropping are available on request.



Lot 2 (For Identification Purposes Only)



LOT 3

Shaded Blue - Range Of Agricultural Buildings and farmyard

Guide Price £275,000

Postcode - NR21 0PT - Access via Moorgate Road

/// birdcage.line.rely

This Lot extends in all to approximately 0.38 hectares (0.94 acres) or thereabouts STMS, shaded blue on the plan with access shaded brown. A range of general purpose agricultural storage buildings and grain stores with the capacity to store 500 tonnes, together with a range of traditional buildings.

Building 1 - Grain Stores (15.74m x 14.90m)

Capacity circa 300 and 200 tonnes.

Steel portal frame construction, grain thrust walling, fibre cement roofing and concrete floor. With single phase electricity.

Building 2 - (167.73 sq m)

Cart shed of traditional brick and flint construction with pantile roofing adjoining a red brick built lean-to with tin roofing and concrete floor. To the rear a small chemical and parts store which has pamment flooring.

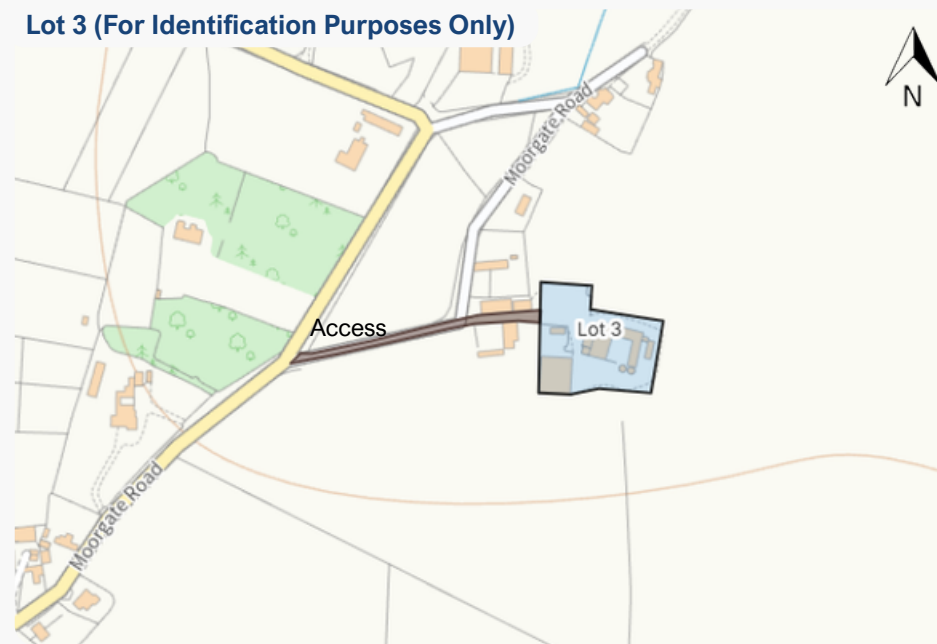
Building 3 - Main Traditional Building (27.17m x 6.15m)

Traditional brick and flint construction with pantile roofing, concrete floor and double sliding doors. With three phase electricity.

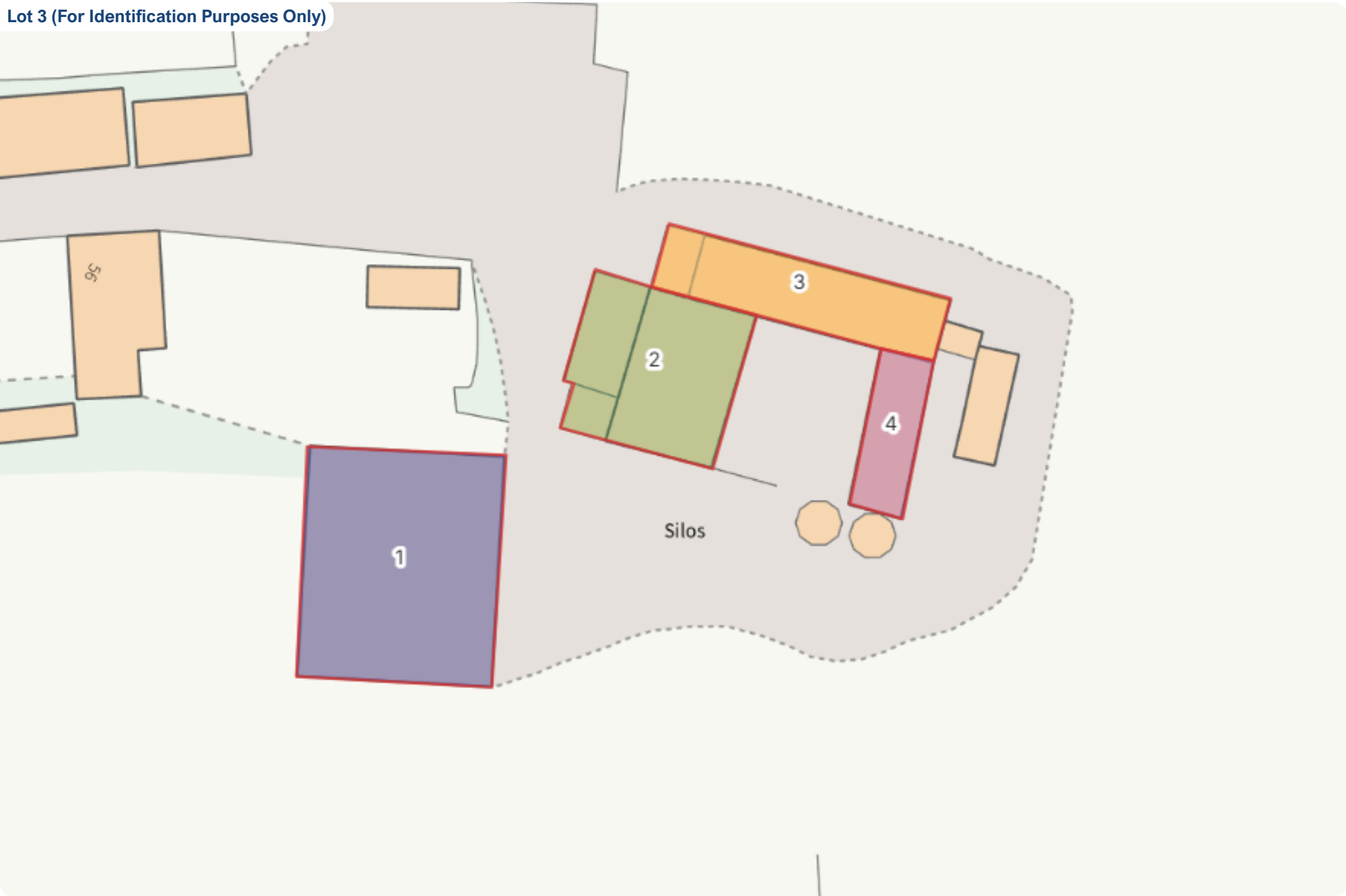
Building 4 - (76.06 sq m)

Cart shed of traditional brick and flint construction with pantile roofing and a concrete floor.

Lot 3 (For Identification Purposes Only)















GENERAL REMARKS AND STIPULATIONS

Terms of Sale:

The property is offered for sale initially by private treaty as a whole or in three Lots as described in these particulars. The Vendors and their Agent reserve the right to invite best and final offers and/or offer the property for sale by private auction. Please refer to the covering letter for the guide price.

Tenure & Possession:

The property is to be offered for sale freehold with the benefit of vacant possession, subject to those rights and reservations referred to herein, together with the right(s) of holdover.

Holdover:

The Vendor will retain the right of holdover at no cost in respect of the following matters.

The right to harvest, clamp and load away the growing crop of sugar beet until the sugar beet factory closes or until the last delivery has been made, whichever be the earlier.

The right to store grain and/or produce within the buildings until 1st May 2027. The Vendor being responsible for the cost of any electricity consumed during the period of holdover.

Exchange of Contracts and Completion:

A 10% deposit will be payable on exchange of contracts. Completion to be agreed at the date of concluding terms.

Value Added Tax:

Any guide price quoted or discussed is exclusive of VAT; in the event that the sale of the property or any part of it, or any right 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.

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.

Boundaries, Plans, Areas, Schedules and 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.

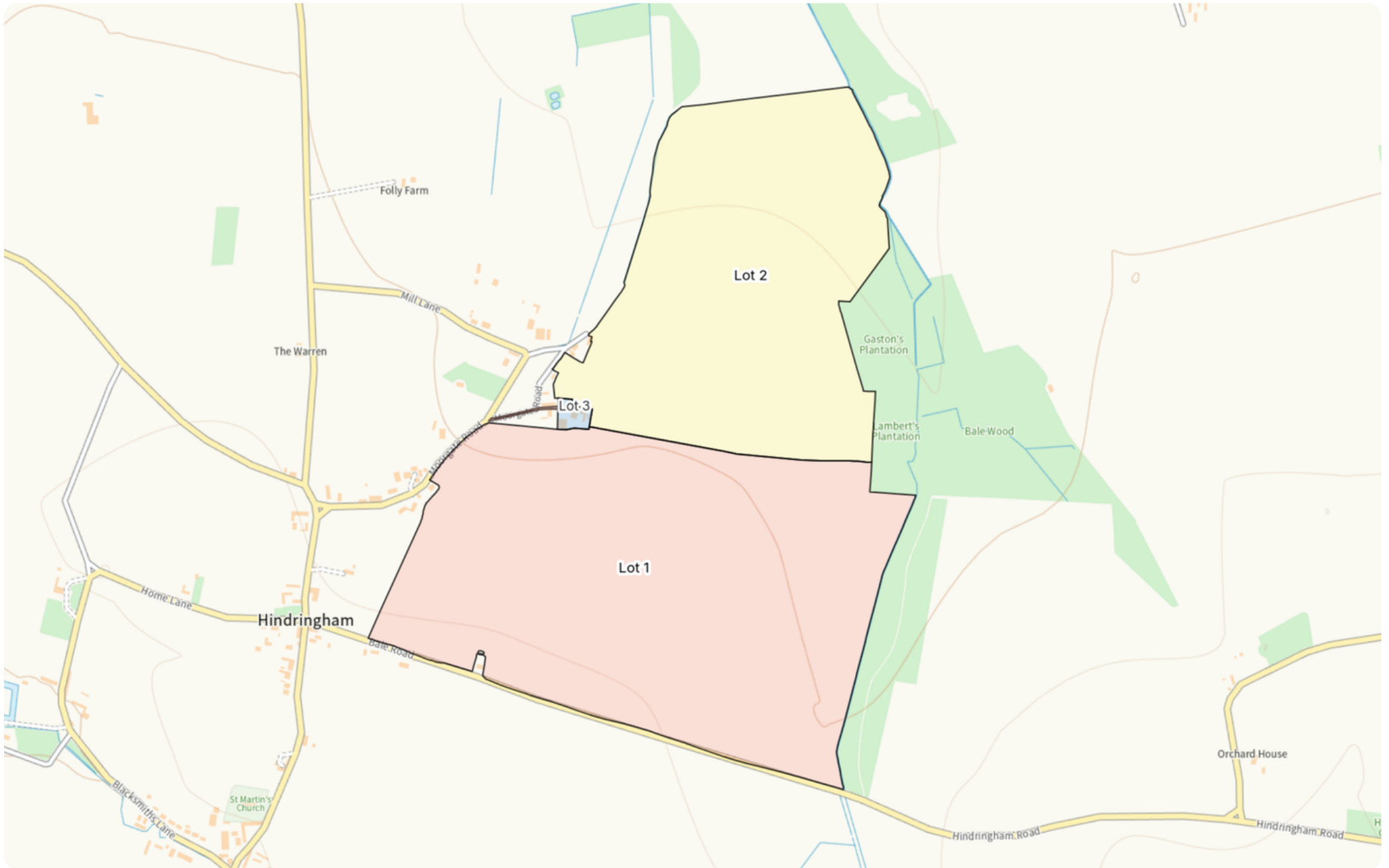
Planning:

The buildings may be suitable for adaptation for general storage and/or possibly permitted residential development under Class Q application subject to formal planning consent. Interested applicants are advised to discuss the options with the North Norfolk Council planning department direct.

Measurements and Other Information:

All measurements are approximate and areas are based on the Rural Payments Agency (RPA) acreages together with the Land App. 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.







Services:

Lot 1 – No services are connected.
 Lot 2 – No services are connected.
 Lot 3 – Benefits from mains water, single phase and three phase electricity supply.
 The land has been under drained, a copy of the plans are available on request.

Health and Safety:

Given the potential hazards of a working farm we ask that you be as vigilant as possible when making an inspection for your own personal safety, particularly around the farm machinery. We regret to advise that children and/or pets are not permitted on the property to view Lot 3.

Ingoing Valuation and Tenant Right Matters:

In addition to the purchase price, the Purchaser will be required to pay for all growing crops together with beneficial cultivations, sub-soiling and any acts of husbandry since harvest 2026, at CAAV rates, or contract rates where applicable, together with the invoice cost of seeds, sprays, fertilisers and manures applied to the growing crops. In addition to the cost of establishment the Purchaser will be required to pay an element of enhancement calculated at a rate of £30.00 per acre, per month from the date of any crops established to the date of completion.

Sporting, Timber and Mineral Rights:

The sporting and standing timber rights insofar as they are relevant and are owned are included in the freehold subject to statutory exclusion. Mineral rights are NOT included within the sale and are retained by the previous owners.

Fixtures and Fittings:

Details of the fixtures and fittings are available from the selling Agents upon request.

Employees:

It is not anticipated that there will be any employees to be transferred to the Purchaser under the Transfer of Undertakings (Protection of Employment) Regulations "TUPE".

Early Entry:

Early entry may be available following exchange of contracts as licensee for crop husbandry purposes only.

Drainage Rates:

These rates are charged by the Environment Agency and will be apportioned according to completion.

Rural Payment Agency:

The land is registered with the Rural Payment Agency.

Environmental Matters:

The land lies within a designated Nitrate Vulnerable Zone.

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.

Land Registry:

The land is registered with the Land Registry under the Title Numbers:

Lot 1 – Part. NK409390 and Part. NK409391
 Lot 2 – Part. NK409391
 Lot 3 – Part. NK409391 and Part. NK438569

Local Authority:

Norfolk County Council, Martineau Lane, Norwich, NR1 2DH
 T: 0344 800 8020

North Norfolk District Council, Council Offices, Holt Road, Cromer, NR27 9EN
 T: 01263 513811



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.

Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser.



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Sole Agents:

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