

Cruso & Wilkin

FOR SALE
in all about 5.6 Hectares (13.84 Acres)
ARABLE LAND
Situated at Black Drove, Marshland St James



LOT 1

LOT 2

**FOR SALE AS A WHOLE OR IN TWO LOTS BY
PRIVATE TREATY WITH VACANT POSSESSION**
Lot 1 - 2.86ha (7.07 acres) Arable/Amenity Smallholding
Lot 2 - 2.74ha (6.22 acres) Arable/Amenity Smallholding

Ref:- 365/3

Jonathan G Fryer: 01553 691691
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The Estate Office, Church Farm, Station Road
Hillington, King's Lynn, Norfolk, PE31 6DH

Description:

The sale comprises in all approximately 5.6 hectares (13.84 acres) or thereabouts of arable land situated lying off Black Drove, Marshland St James. The land is suitable for a range of arable, grazing or smallholding/lifestyle opportunities.

Location & Directions:

The land is located off Black Drove, Marshland St James as identified on the location plan included within these particulars and identified by this firm's For Sale Notice Board located adjacent to the entrance to each enclosure.

Description:

The land is classified as Grade 2 on the Ministry Land Classification Map and is described by the Soil Association as being part of the Wallasea 2 Soil Series being a deep stoneless clay based soil.

Terms of Sale:

The property is initially offered for sale by private treaty as a whole. The Vendors and their Agents reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

It is anticipated that contracts will be exchanged with a 10% deposit being paid, with completion to be agreed between the parties.

Tenure & Possession:

The property is offered for sale freehold with the benefit of vacant possession upon completion.

Access:

Access is available off Black Drove via a culvert leading from the public highway over the ditch.

Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and are owned and included with the freehold subject to statutory exclusion.

Drainage Rates:

Drainage rates are payable to King's Lynn Internal Drainage Board, Kettlewell House, Austin Fields, Industrial Estate, King's Lynn, Norfolk, PE30 1PH, and these should be apportioned according to the date of completion.

Nitrate Vulnerable Zones:

The land is currently within a designated Nitrate Vulnerable Zone (Groundwater & Surface Water).

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.

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 farm machinery. 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.

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

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.

Basic Payment Scheme: The land is registered on the Rural Land Register; there are no Entitlements included with the sale but may be available by separate negotiation.

Services:

We are advised that there is no mains service connected to the land.

Local Authorities:

Borough Council of King’s Lynn & West Norfolk:
Kings Court, Chapel Street, King’s Lynn, Norfolk
PE30 1EX. Tel. 01553 616200.

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

Ingoing Valuation:

There will be no ingoing valuation. All matters of
tenant right are included within this sale.

There will be no allowance or set-off in respect of
any dilapidations (if any).

Money Laundering Regulations:

Intending purchasers will be asked to produce
identification documentation at a later stage and we
would ask for your co-operation in order that there
will be no delay in agreeing the sale.

Vendors:

We are instructed on behalf of the Marshland Fen
Farming Company Ltd (in Liquidation). The Vendors
will be unable to supply any warranty or guarantees
in relation to the sale of the property.



Land at Black Drove — Location Plan

Cruso & Wilkin

The Estate Office, Church Farm,
Station Road, Hillington,
King’s Lynn, Norfolk, PE321

Based upon the Ordnance
Survey with the sanction of the
controller of H.M. Stationery
Office.
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Ref : 365/3

Particulars & Photographs Prepared: May 2021.



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

Cruso & Wilkin

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Property Sales, Management & Lettings

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Agri-Environment Schemes

Farm Business Consultancy

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Call one of our Team today 01553 691691