



Walk Farm

TIVETSHALL ST MARGARET • NORWICH
NORFOLK • NR15 2AU

An outstanding ring fenced South Norfolk Arable Farm

Introduction

Walk Farm is an attractive South Norfolk arable farm comprising a period farmhouse, farm manager's bungalow, farmbuildings and arable farmland extending to 327 acres. The farm has been in the same family's occupation since the 1940's and is well located between Norwich and Diss, benefiting from excellent soils and good access to the regional road network. The farm is for sale as a whole or in separate lots, as detailed below.





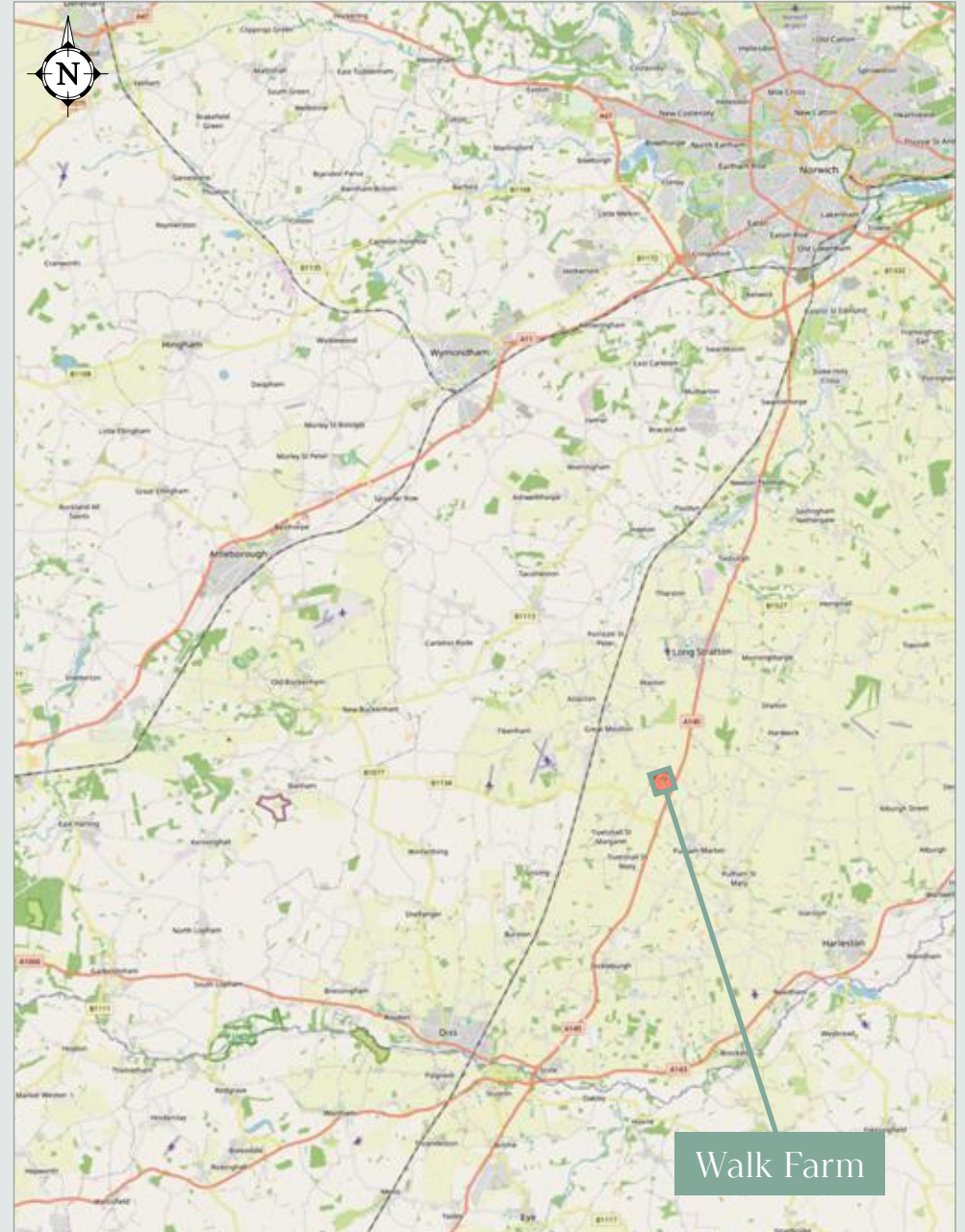
LOCATION & SITUATION

The farm is located between Diss (8.6miles) to the south and Long Stratton (2.8miles) to the north, just off the Norwich Road. Diss has a full range of facilities and is on the Norwich to London Liverpool Street railway line. Norwich (13miles) to the north is the main population centre for the region with an International airport and easy access to the North Norfolk Coast and the Norfolk Broads.

The farm is surrounded by open countryside and no immediate neighbours, there are separate accesses, a 400m concrete roadway from the Norwich Road leads to Walk Farmhouse whilst a separate roadway from Lodge Lane allows access to Walk Farm Lodge and the farm buildings.

WHAT3WORDS

wacky.request.fieri



LOT 1 & 2 – THE ARABLE LAND

The land is subdivided into good sized arable fields suitable for modern farming methods and machinery. The land is flat and has been farmed with a rotation of wheat, barley, oilseed rape and beans. A full cropping schedule, soil sampling results and drainage maps are available from the Agent. The fields are surrounded by a well maintained ditch network interspersed with trees and hedges. There is access to Lot 1 from Lodge Lane in the west and the Norwich Road in the East. Lot 2 is accessed via a private right of way off Lodge Lane to the west and from the Norwich Road in the east.

SCHEDULE OF AREAS

PARCEL	DESCRIPTION	AREA (HA)	AREA (AC)
LOT 1			
0696	Verge	0.02	0.04
0804	Verge	0.01	0.03
3730	Spinney	0.39	0.95
4390	Track	0.28	0.68
7850	Rough	0.51	1.26
5455a	Arable	1.85	4.58
6570	Arable	32.06	79.22
2804	Arable	21.56	53.29
7656	Pond	0.03	0.06
8741	Arable	5.34	13.19
9503	Arable	3.84	9.49
9960	Arable	7.39	18.27
1042	Arable	3.60	8.91
TOTAL		76.88	189.97
LOT 2			
4714	Pond	0.04	0.09
1778	Arable	18.22	45.01
4564	Arable	6.05	14.94
3309	Arable	5.50	13.59
3533	Arable	3.80	9.38
4725	Track	0.48	1.20
5810	Arable	17.96	44.38
TOTAL		52.05	128.59





LOT 3 WALK FARMHOUSE

Is an attractive, Grade II Listed property dating back to the 15th century, with a range of original features including tiled floors and exposed timber throughout, there are large inglenook fireplaces, which enhance the feel of this traditional South Norfolk farmhouse. The accommodation is currently spread over two floors, with the option of further living accommodation in the attics. The property is surrounded by established gardens, with a stoned driveway and parking area. There are well stocked shrubberies and flower beds, with woodland enveloping the property to the north and east. There are a useful range of former claylump and clay pantiled stables, together with two substantial storage buildings.

Building 1: Concrete frame and block walled grainstore 30.00m x 20.00m with roller shutter door (Includes open sided lean to)

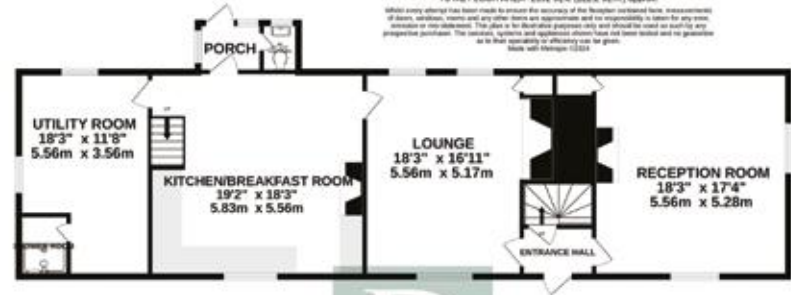
Building 2: Concrete framed dutch barn 27.00m x 15.15m



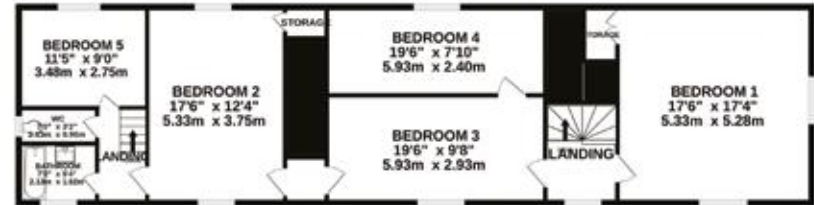
WALK FARMHOUSE

GROUND FLOOR
1230 sq.ft. (114.2 sq.m.) approx.

TOTAL FLOOR AREA: 2392 sq.ft. (222.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The fixtures, fittings and equipment shown have not been tested and no guarantee is made as to their suitability or efficiency over the years.
 Scale: 1/8" = 1'-0"



1ST FLOOR
1163 sq.ft. (108.0 sq.m.) approx.



LOT 4 - WALK FARM LODGE

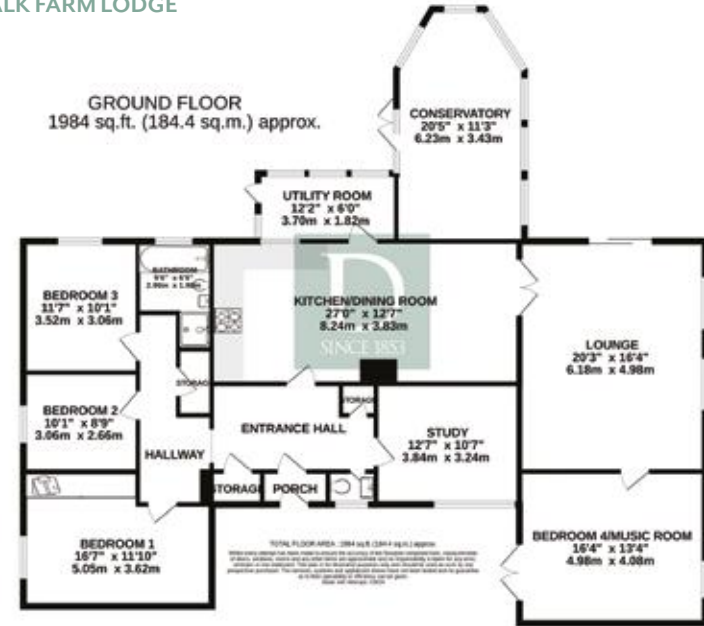
Constructed in the 1980's the property has been well maintained and provides extensive modern single storey accommodation within a large garden. There is a windturbine within the rear garden of the property. Further details from the Agent.





WALK FARM LODGE

GROUND FLOOR
1984 sq.ft. (184.4 sq.m.) approx.



LOT 5 - THE FARM BUILDINGS

There are a range of modern farm buildings as detailed below with reference to the inset plan.

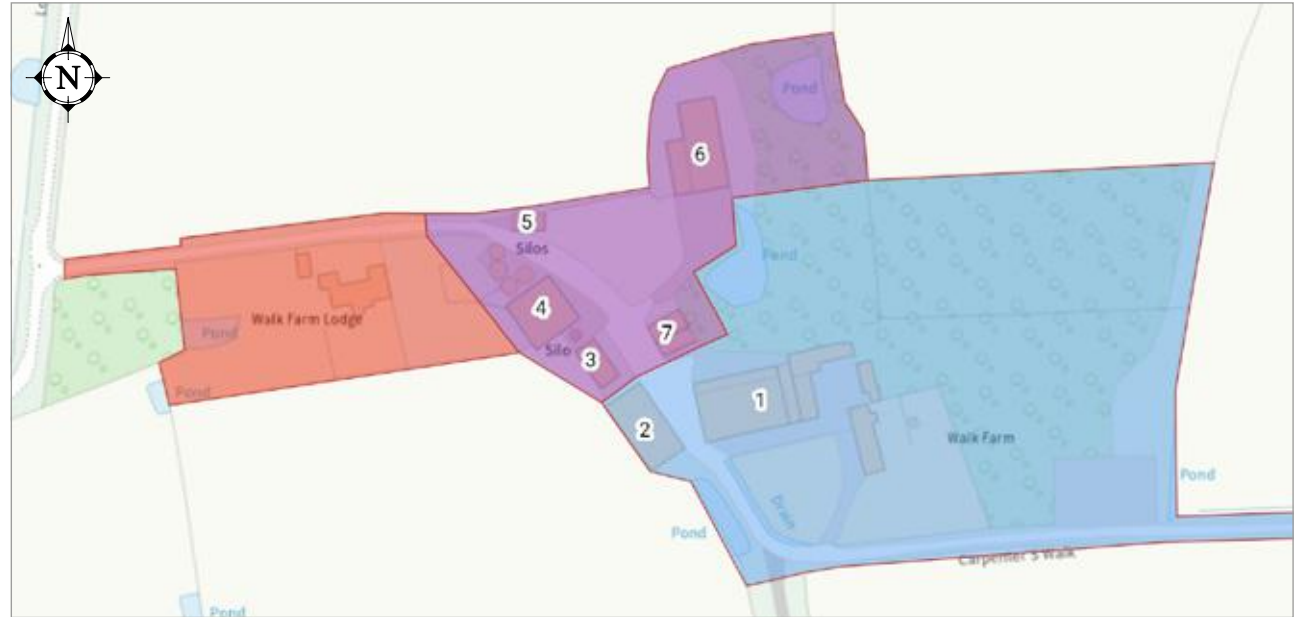
Building 3: Blockwork store 7.35m x 15.19m

Building 4: Concrete frame and brick walled grainstore 18.65m x 18.14m together with lean to control room with 4no. Adjoining corrugated grain bins 3 x 100t and 1x 70t.

Building 5: Blockwork store 5.05m x 10.17m

Building 6: Former Pig Shed steel portal frame with blockwork walls 20.00m x 11.81m with adjoining lean to 18.09m x 5.89m

Building 7: Blockwork wall workshop and lean to 11.01m x 12.00m



SOIL CLASSIFICATION

The soils are classified by the Soil Survey for EngLand and Wales as being mainly of the Beccles 1 Ragdale series. These are generally described as being slowly permeable seasonally waterlogged fine loamy over clayey soils suitable for growing a range of cereals, grass and sugar beet.

LAND CLASSIFICATION

The Land is shown as Grade 3 on the Provisional Ministry of Agricultural Classification Map for the Eastern Region.



GENERAL REMARKS & STIPULATIONS

METHOD OF SALE

The freehold of the property is offered for sale by Private Treaty as a whole with vacant possession on completion.

EXCHANGE OF CONTRACTS AND COMPLETION

Exchange of contracts to take place 21 days after receipt by the Purchaser's Solicitor of the draft contract. A deposit of 10% of the purchase price will be payable on exchange of contracts. If early entry is required then Purchasers will be asked to pay an additional 10% at that stage.

HOLDOVER

A holdover provision will be required until 30th September 2024 to allow the Vendor to harvest any remaining crops relating to the 2024 harvest.

BASIC PAYMENT SCHEME (BPS)

The Land is registered on the Rural Land Register. No BPS Entitlements are included with the sale. The Vendor will receive and retain the delinked payments in respect of the land.

STATUTORY DESIGNATION

The Land lies within a Surface Water Nitrate Vulnerable Zone.

ENVIRONMENTAL & WOODLAND GRANT SCHEMES

None.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The Land 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, and all wayleaves whether referred to or not in these Particulars. There is a bridleway which travels through the farm from Lodge Lane to the A140 together with other public rights of way which cross the land, further details available from the Agents, an Anglian Water mains supply also crosses the land further details available from the Vendors Agents.

LAND DRAINAGE

There is an extensive range of schemes in place. Land drainage plans available to view with the Vendors Agents.

SERVICES

Mains water and electricity are connected, there are private drainage systems in respect of the residential properties. The residential properties are connected to the B4RN broadband network with fibre cables also running across the farmland.

OUTGOINGS

A general drainage charge is payable on the Land to the Environment Agency.

VAT

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

SPORTING, MINERALS AND TIMBER

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale.

TOWN AND COUNTRY PLANNING

The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

Walk Farmhouse is Listed Grade II.

Walk Farm Lodge is subject to an agricultural occupancy restriction.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

BOUNDARIES

The Buyer(s) shall deem to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining boundaries nor their ownership. In the event that Lots 3 & 5 are sold separately the buyer of Lot 5 will be responsible for fencing the new boundary between the properties.

PLANS, AREAS AND SCHEDULES

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

VIEWINGS

Strictly by appointment with Durrants, please contact Richard Prentice 07803089558 richard.prentice@durrants.com or Talia Larwood talia.larwood@durrants.com 01379 646602

HEALTH AND SAFETY

The property is part of a working Farm and therefore Viewers should be careful and vigilant whilst on the holding. 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.

USEFUL ADDRESSES

South Norfolk District Council
The Horizon Centre, Broadland Business Park, Peachman Way,
Norwich, NR7 0WF

Norfolk County Council
County Hall, Martineau Lane, Norwich, Norfolk, NR1 2DH

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

DURRANTS

SINCE 1853

Pump Hill House

2b Market Hill

Diss

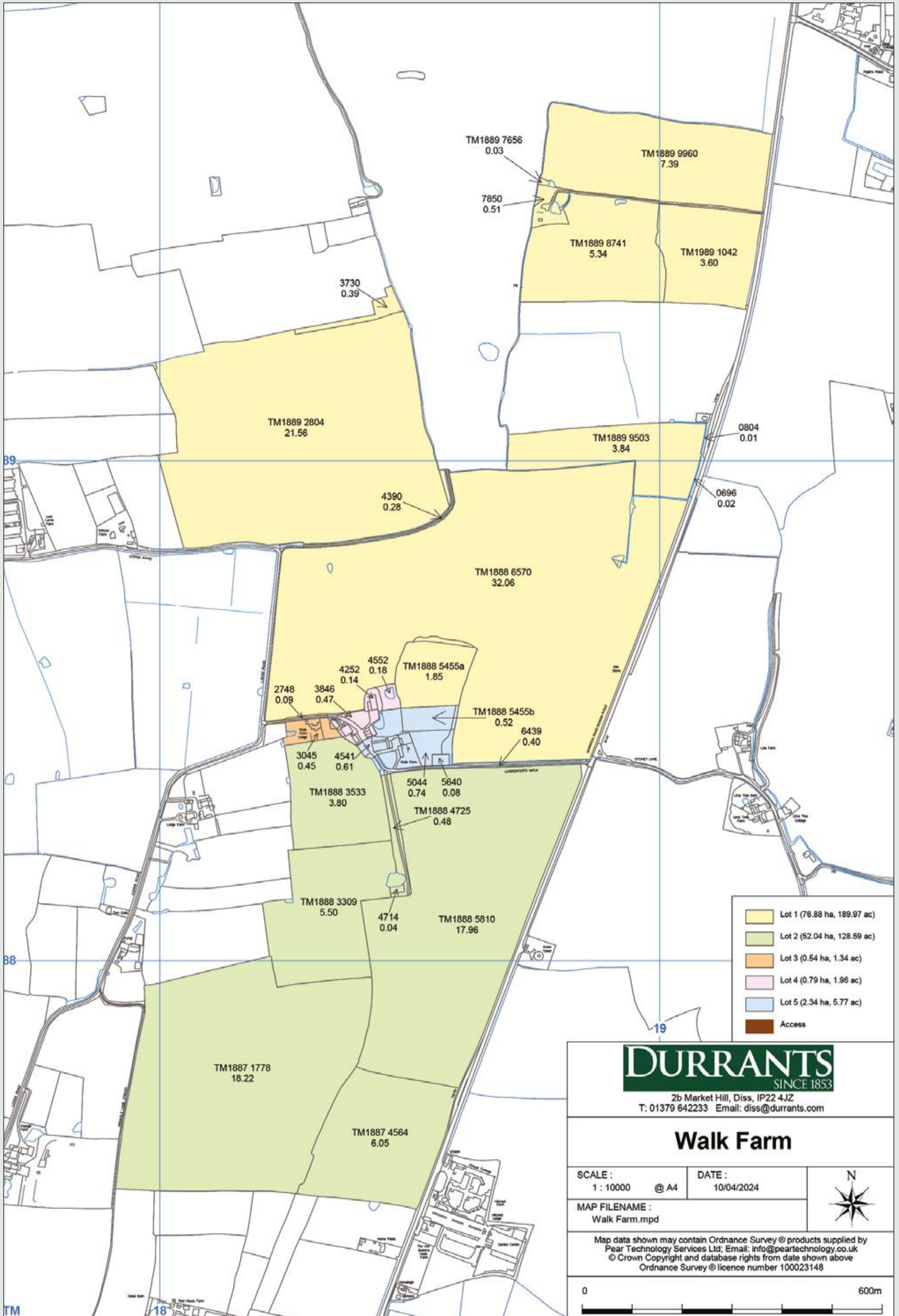
Norfolk

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DURRANTS.com



DURRANTS
SINCE 1853

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Walk Farm

SCALE : 1 : 10000 @ A4 DATE : 10/04/2024

MAP FILENAME : Walk Farm.mpd

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