



FIELD FARM, Hillington, West Norfolk



FIELD FARM

Hillington, King's Lynn, West Norfolk



A beautifully presented residential and commercial Farm

Immaculate seven bedroom Grade II Listed Farmhouse

Extensive Equestrian Facilities with Farm Buildings including a fine 18th Century Norfolk Barn

In all approximately 28.07 hectares (69.36 acres) of land largely committed to Paddocks, Pastures, Woodlands and Event Arenas.

FOR SALE BY PRIVATE TREATY

As a Whole



Hewitsons LLP
Shakespeare House
42 Newmarket Road
Cambridge
CB5 8EP
T 01223 532733
Contact: Charles Stevens
Email: charlesstevens@hewitsons.com

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk
PE30 1JJ
T 01553 770771
Email: jim.major@brown-co.com
Email: emily.plumb@brown-co.com

INTRODUCTION

Field Farm extends to approximately 28.07 hectares (69.36 acres) and delivers the combination of a substantial 18th Century Farmhouse and extensive equestrian facilities including Stabling for up to 9 horses plus a 12 berth Livery and Indoor and Outdoor Schools as well as serviced home pastures and a variety of other agricultural and domestic buildings, including a splendid Norfolk Barn built in 1778. With approximately 21.73 hectares (53.69 acres) of open grassland, 1.36 hectares (3.36 acres) of woodland, in addition to the established events arena, the Farm offers scope for further development of its current use or, with investment, the opportunity to expand and diversify for other leisure or business uses.

The Farmhouse and Buildings all stand at the head of the Farm, with good main road (A148) access and are presented in a very well maintained order, offering the opportunity of business income from Bed and Breakfast, Livery, Equestrian Events, Indoor and Outdoor Riding School, as well as from a telecommunications mast (details of the lease are available by request from the Agents) and Basic Payment Scheme payments from the Rural Payments Agency.

Field Farmhouse is Grade II Listed being a rare, if not unique, example of an 18th Century House completely constructed of galletted, coursed Sandringham Sandstone, with brick dressings under a slate roof, offering both dentil and



dogstooth cornices, a broken flint rear façade and cambered arches.

Standing close to the house is a Norfolk Barn of imposing proportions built in 1778 and gathered around the Barn and House are a number of traditional stables with a tack room and a rug room serving the home pastures, beyond which further buildings provide storage, livestock and washing facilities which serve the whole unit, and in particular supporting the equestrian use which has been excellently developed in recent years.

LOCATION AND SITUATION

Field Farm lies in the County of Norfolk, approximately 10 miles east of the Hanseatic Town of King's Lynn, 12 west of the Market Town of Fakenham and 14 miles south of the North Norfolk village of Burnham Market. Field Farm borders the Royal Sandringham Estate and is close to the edge of the village of Hillington, which is set in gentle, rolling and wooded countryside. Hillington offers a petrol station, a Post Office and a general store, together with the Ffolkes Arms Hotel and Public House. A successful Primary School is available in the adjoining village of Fitcham. North Norfolk offers excellent private schooling opportunities from Prep to Senior School. The picturesque North Norfolk Coast with its various sporting and recreational facilities including golf, swimming, sailing, riding and bird watching, is only 14 miles to the north.

King's Lynn offers shopping, cultural and leisure amenities and a main line rail service to London King's Cross with an approximate fastest journey time of 1 hour 50 minutes.

The postcode for Field Farm is PE31 6DL.

HISTORY

Field Farm was historically part of the Hillington Hall Estate purchased by the Hovell Family, decedents of Martin Ffolkes who was Attorney-General to Catherine Queen Dowager of Charles II, the Baronetcy being created in 1774, four years before Field Farm Barn was built. Field Farmhouse is remarkable for its substantial handsome

construction, virtually entirely of Sandringham Stone and has been home to farming families over generations including Hebgins, Bradfields and latterly the Bush and Riseborough families.

EQUESTRIAN AND BUSINESS VENTURES AT FIELD FARM

Neil and Liz Riseborough have together developed an outstanding diversified residential and commercial farm unit which offers extensive equestrian use for Indoor and Outdoor Schooling, for Show Jumping, Dressage and Cross Country Events, for paid Livery and for Equine Assisted Therapy Sessions, and a Care Farm with Educational Centre, under the brand of Willow Tree Farming. In very recent times the family has invested significantly in the house, creating a five bedroom Bed and Breakfast and offering a ground floor Annexe as a holiday cottage. There are a number of traditional stables around the home yard, with excellent ancillary facilities, all serving a series of fenced and well-arranged paddocks. Details of tariffs for these various business uses are available from the Agents.

Other than the operational activities themselves, annual income is delivered from a telecommunication mast letting (£3,800 per

annum) and Basic Payment Scheme income from Rural Payments Agency compliant land on the holding.

FIELD FARMHOUSE

Description

A beautifully presented substantial Grade II Listed Farmhouse in mature gardens with a one bedroom Annexe, the house is immaculately kept and is finished to a very high standard with accommodation comprising; large Kitchen/Family Room with oil-fired AGA and access to the rear Courtyard and outdoor seating areas, two Reception Rooms with high ceilings overlooking the south facing front garden, Study, Conservatory, Utility, Lobby, Boot Room, Cellar and Cloakroom on the ground floor, together with a Master Bedroom suite with Bathroom, three further Bedrooms with en-suite shower rooms and Bedroom/Laundry Room on the first floor, and two further Bedrooms with en-suite Bathrooms on the second floor. There are many character features including an Inglenook fireplace, original wooden shutters, picture rails, solid oak floor and wood burning stoves. Double glazed windows and oil fired central heating serve the house which also boasts outbuildings and space to spare.





Field Farmhouse is approached from the road via a wide shingled driveway. The front garden is south facing and mainly laid to a raised lawn with mature trees, flowers and shrub borders above a smart shingled area. To the rear is a stunning sunken courtyard with numerous seating areas, water feature, rockeries with alpine plants, and open fronted and enclosed domestic outbuildings partly cloaked in wisteria.

The Annexe is to the rear of the house with access to a garden, and comprises a Kitchen, Shower Room, Sitting Room, and Bedroom.

Ground Floor

Entrance Hall – Part glazed door to oak storm porch and front garden, stairs to first floor, walk in storage, oak flooring.

Sitting Room – Wooden shutters, large Inglenook fireplace with wooden bressummer and brick hearth housing wood burning stove, built in storage cupboard, oak flooring.

Dining Room – South facing window, wooden shutters, marble fireplace and hearth housing wood burning stove, oak flooring.

Kitchen/Family Room – A well-appointed, dual aspect room, with door to west facing courtyard, farmhouse style kitchen with a range of solid pine base and wall units with wooden worktop and butler sink, breakfast bar, central island with granite worktop, oil fired four oven AGA with high level cupboards over, door to large **Pantry** and **Cellar** and a wood burning stove on a raised brick base, oak flooring.

Study – Dual aspect with windows to front and side, brick fireplace housing wood burning stove, oak flooring.

Conservatory – Brick base with windows to three sides.

Lobby – Velux window, exposed beams, oak flooring.

Cloakroom – Low level WC, pedestal hand wash basin, wall mounted heated towel rail, tiled floor.



Utility Room – Part glazed door to rear, range of base units with stainless steel sink and drainer, oil fired central heating boiler, plumbing for washing machines, space for dryer, tiled floor.

Boot Room – Part glazed door to rear, tiled floor.

First Floor

Landing – Stairs up to second floor, and two sets of stairs ascending from the ground floor.

Master Bedroom – Feature cast iron fireplace, TV point, served by:

Bathroom – Corner shower cubicle with sliding glass door, tiled walls and power shower, freestanding roll top bath with claw feet and mixer tap, pedestal hand wash basin, low level WC, carpeted floor.

Bedroom 2 – TV point, with:

En-suite – Corner shower cubicle with sliding glass door, rain effect shower, shower attachment and tiled walls, low level WC, pedestal hand wash basin, tiled floor, wall mounted heated towel rail.

Bedroom 3 – TV point, built in wardrobe, with:

En-suite – Corner shower cubicle with sliding glass door, rain effect shower, shower attachment and tiled walls, low level WC, pedestal hand wash basin, tiled floor, wall mounted heated towel rail.

Bedroom 4 – TV point, with:

En-suite – Corner shower cubicle with sliding glass door, rain effect shower, shower attachment and tiled walls, freestanding roll top bath with claw feet and mixer tap, low level WC, vanity unit housing hand wash basin, tiled floor, wall mounted heated towel rail.

Bedroom 5/Laundry Room – Airing cupboard housing two hot water tanks, plumbing for washing machine, space for dryer, two wall mounted heated towel rails.

Second Floor

Bedroom 6 – TV point, and:

En-suite – Corner shower cubicle with sliding glass door rain effect shower, shower attachment and tiled walls, freestanding roll top bath with claw feet and mixer tap, low level WC, vanity unit housing hand wash basin, tiled floor, wall mounted heated towel rail.

Bedroom 7 – TV point, and:

En-suite – Corner shower cubicle with sliding glass door, rain effect shower, shower attachment and tiled walls, freestanding roll top bath with claw feet and mixer tap, low level WC, vanity unit housing hand wash basin, tiled floor, wall mounted heated towel rail.

OUTSIDE

Front Garden

The front garden is south facing and mainly laid to a raised lawn with mature trees, flowers and shrub borders, there are several seating areas, and steps leading down to a smart shingled area directly in front of the house. A mature hedge borders the garden and raised rose borders line a feature seating area. There is an area of lawn to the west of the main front garden, separated by hedges, with raised vegetable beds and a fruit cage. An archway leads into a further paddock area beyond the front garden. Gates within the garden wall, either side of the house, lead to the driveway or a further terrace seating area, which is also accessible via French doors from the kitchen.

Rear Garden

To the rear are steps leading to a stunning sunken courtyard with numerous seating areas, water feature, rockeries with alpine plants, and open fronted domestic outbuildings partly cloaked in wisteria. The courtyard is gravelled, and the border of established shrubs and trees frame the setting. There is single storey open fronted cart shed within the courtyard, and a further secure shed within the garden of the annexe.

ANNEXE

Kitchen – Patio doors to rear, range of base and wall units with stainless steel sink and drainer,



freestanding cooker with extractor fan, tiled splash back, space for washing machine and dishwasher, tiled floor.

Sitting Room – Wood burning stove on raised brick hearth, oak flooring.

Bedroom – Oak flooring.

Shower Room – Walk in shower cubicle with glass door and power shower, low level WC, pedestal hand wash basin.

Outside

There is a patio seating area leading from the kitchen with a low level brick wall leading to a lawned garden.

BUILDINGS (as numbered on the enclosed plan) comprise:

1. Field Farmhouse

2. Field Farm Annexe

3. Open fronted Cart Shed (75.28 m²) single storey brick and flint construction under pantile roof, in rear courtyard of Field Farmhouse.

4. Stable Block One (74.02 m²) brick with wooden cladding under pantile roof, encompassing five loose boxes with rubber mat flooring, around a concreted courtyard, with separate:

5. Hot wash area (39.98 m²) and feed store constructed of white washed brick under pantile roof.

6. Under cover grooming area (106.62 m²) brick and timber cladding with pantile roof and concrete floor, lockable tack room with outside steps to large rug room above, fully alarmed.

7. Stable Block Two (77.79 m²) white washed brick under pantile roof encompassing three loose boxes and a kitchen area, opening out into a passage, with cobbled floors, within a single storey farm building.

8. Lockable Garage (19.93 m²) or storage shed in single storey brick and flint construction under pantile roof.

9. Cart Shed/Lean to (51.18 m²) with a redundant grain drier and storage space.

10. Two further Stables (34.80 m²) in single storey brick and timber cladding under pantile roof.

11. Lean-to attached to Norfolk Barn (166.95 m²) brick under corrugated iron roof, encompassing a large storage space, or machinery shed and a separate large lockable workshop area.

12. Norfolk Barn (468.87 m²) a magnificent 10 bay 18th Century barn built in 1778, of broken flint with brick dressings, under a pantile roof. (There are six grain silos in the east end of the Barn).

13. South side of the Norfolk Barn encompassing a separate area currently used as a classroom and boot room, looking onto a grassed courtyard area. The classroom has its own toilets, oil fired central heating boiler and oil tank. There is a further storage room with the south lean to of the Barn.

14. Open fronted Cart Shed (32.56 m²) built of brick under pantile roof, with a lockable storage shed.

15. Nissen Hut (57.73 m²) half cylindrical skin of corrugated steel with brick base, lockable storage space.

16. Former Calf Rearing House (126.26 m²) white washed brick under fibre cement roof. Separate hand wash area.

17. Cattle Building (64.58 m²) single storey brick and pantile cart shed currently used as a cattle yard.

18. Garden Store (24.09 m²) single storey brick and pantile roof.

19. Modern Grain Store (352.98 m²) steel grain walling, with fibre cement cladding and roof with a central personnel passage, excellent for general purpose storage.

20. Workshop (272.04 m²) of corrugated steel construction, with inspection pit, being an ex-light aircraft hangar.

21. Indoor School (562.72 m²) of steel framed construction, with silica sand and fibre rubber mix surface and kick boards, viewing area and jump store.

22. Livery Building (651.47 m²) of steel portal frame construction with 12 berth livery encompassing wooden stables with rubber matting floors, a lockable tack room, large feed and bedding store with vehicular access, and a grooming area, fully alarmed.

23. Bull Pen and Calving Block (47.64 m²) of breeze block construction under corrugated fibre cement roof with enclosed yard area.

24. Livery Reception (129.01 m²) office, kitchen

and dining area, large lockable tack room and rug store.

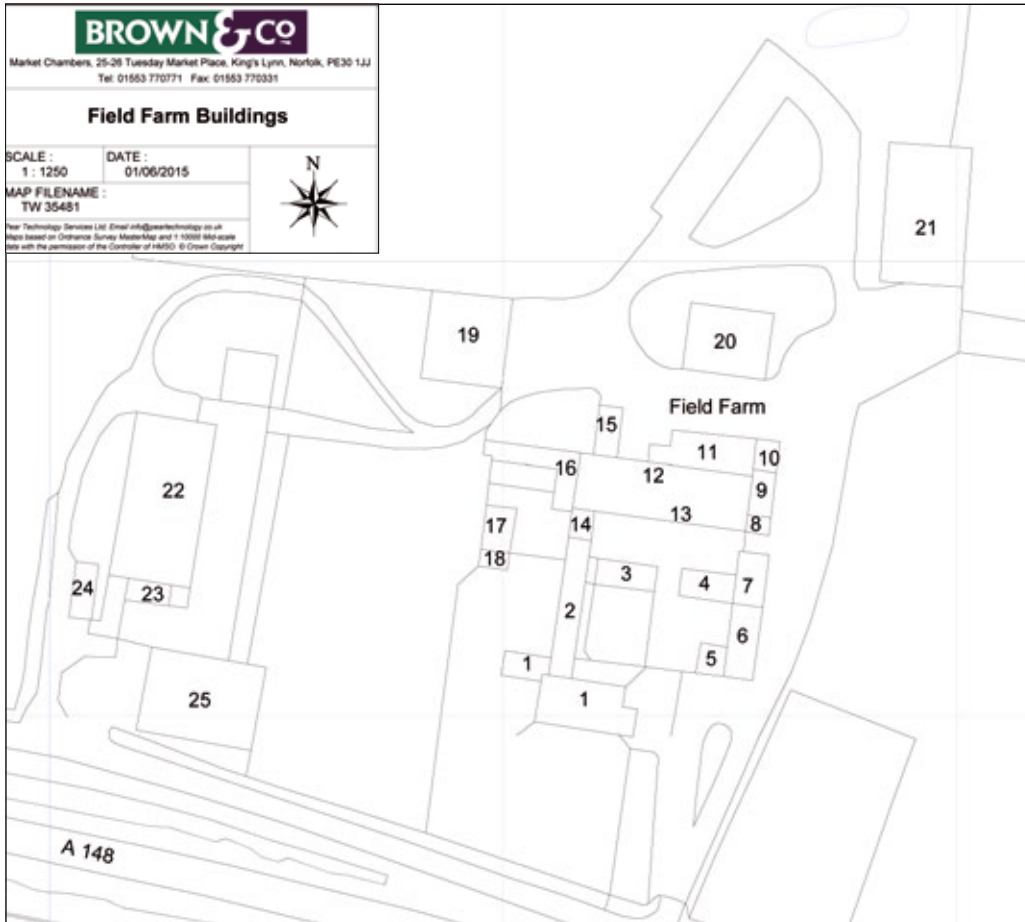
25. Modern Livestock Building (478.74 m²) portal frame with Yorkshire boarding and corrugated fibre cement roof, with vehicular access directly from the A148 if required. Toilets.

Water and electric are available throughout the buildings. All measurements are approximate.

EQUESTRIAN FACILITIES

Field Farm is well equipped for all manner of equestrian events; along with the 18m x 30m Indoor School with silica sand and rubber mix surface, kick boards, a viewing area and jump store, there is a 25m x 50m Outdoor School with fibre sand surface and a purpose built show jump area. The facilities encompass a 60m x 20m grass arena, a warm up area and collecting ring, a lorry park, toilets, office and a spectator area. The equestrian facilities, being the stable yard, tack room and the 12 berth Livery are all fully alarmed.





There is a brand new 15 jump Cross Country Course which includes a woodland section, leaf pit, water jump, sunken road, palisade and trekehner.

LAND

The Land comprises a total of 25.80 Hectares (63.75 Acres) or thereabouts as shown on the Site Plan. The land is mainly laid to grass, which attracts income from the Basic Payment Scheme, although not classified as permanent pasture. There are also 1.36 Hectares (3.36 Acres) of attractive deciduous Woodland. The majority of the land is sectioned into grazing paddocks, some of which benefit from mains water supply and field shelters. There is also an offlying serviced mobile holiday chalet. Approximately 8 hectares (20 acres) is



open pasture, with the remainder comprising the events arena, collecting ring, warm up area, cross country course and the like.

All the land is classified as Grade 3 on the MAFF Land Classification Plan, Sheet 124, Provisional Edition. The soil is listed in the Soil Survey of England and Wales as belonging to the Newmarket 2 Soil Association, described as shallow well drained calcareous coarse loamy soils over chalk rubble associated with well drained deeper coarse loamy and sandy soils.

GENERAL REMARKS AND STIPULATIONS

TENURE AND METHOD OF SALE

The property is available Freehold and with Vacant

Possession (subject to the telecommunications mast lease which expires in October 2034). The land is to be sold by Private Treaty, available as a Whole. Exchange of Contracts and Completion will take place as soon as possible following acceptance of an offer.

BASIC PAYMENT SCHEME (BPS)

The land is registered on the Rural Land Register. The Seller will transfer any relevant Entitlements held at the time of sale to the Buyer(s) in anticipation of the 2016 claim, subject to the Basic Payment Scheme Regulations. Details of the Entitlements are available from the Selling Agents.

CROSS COMPLIANCE

The Buyer(s) will be required to indemnify the Seller for any non-compliance that results in any penalty or reduction of the Seller's payment under Basic Payment Scheme in relation to the 2015 claim.

SPORTING RIGHTS, MINERALS & TIMBER

The Sporting Rights, Timber and Minerals are included in the sale, so far as they are owned, subject to statutory exclusions.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is offered for sale subject to all existing rights, including rights of way, whether public or

private, light, support, drainage, water, gas and electricity supplies and other rights, Easements, Quasi-Easements and all Wayleaves, whether or not referred to in these Particulars.

TELECOMMUNICATIONS BASE STATION

There is telecommunications mast on the southern edge of the holding beside the A148, owned by Cornerstone Telecommunications Infrastructure Limited, which maintains the mast as necessary. Field Farm receives a rent of £3,800 per annum for the term of the lease, which expires in October 2034. For further details or a copy of the lease, please contact the Agents.

OUTGOINGS

Field Farmhouse is within Council Tax Band E and the charge for the 2015/2016 year is £1,826.84.

VALUE ADDED TAX

Please note VAT may be chargeable on the purchase value of the non-residential and land element of the property dependent on how the purchase is structured. More details are available from the Agents.

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 Selling Agents.

PLANS & AREAS

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

VIEWING

The viewing of Field Farm is strictly by appointment with the Selling Agents, Jim Major or Emily Plumb on 01553 770 771.

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 Sellers 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.

SOLICITORS

Hewitsons LLP
Shakespeare House, 42 Newmarket Road,
Cambridge, CB5 8EP
Contact: Charles Stevens
Tel: 01223 461155
Email: charlesstevens@hewitsons.com

IMPORTANT NOTICES

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7. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated.

8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire, NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

9. These Particulars were prepared in June 2015. Photographs were taken in May 2015.

