An attractive ring-fenced residential grass and arable farm offering a range of opportunities, privately set in the Tud Valley, Mid Norfolk.

SUMMARY

A compact farming unit with Abbotts Farmhouse and Wayford Cottage at its centre, being a three bedroom farmhouse (with Annexe) and a three bedroom cottage, both subject to Agricultural Occupancy Conditions.

A range of modern livestock & storage buildings.

In all extending to approximately 63.82 hectares (157.69 acres) including 59.89 hectares (147.99 acres) of largely permanent pasture, but with potential to return to arable production in part.

SELLING AGENTS – Brown & Co:
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INTRODUCTION
Abbotts Farm, North Tuddenham is a residential farm within a ring-fence which lies in the attractive Tud Valley and benefits from easy access to the A47 to East Dereham, Norwich and beyond. The dwellings and farmyard, along with a range of livestock and storage buildings, lie in the middle of the neatly arranged farm, with 59.89 hectares (147.99 acres) down to pasture.

The property benefits from a secluded setting, with no public rights of way impacting privacy.

The farm is currently home to a Pedigree Beef Shorthorn Herd, having formerly been a dairy farm, and provides various opportunities for buyers, including equestrian, livestock or residential farm uses (subject to obtaining necessary Planning Permissions).

Also included is a grassed caravan site area of approximately 0.97 hectares (2.40 acres) which has hitherto provided 25 pitches and a useful income stream.

SITUATION
Abbotts Farm lies in a rural position in the Tud Valley, approximately a quarter of a mile south of the rural village of North Tuddenham and benefits from nearby access to the A47 Norwich to King’s Lynn road.

Approximately 3 miles to the west is the market town of East Dereham, known as the centre of Norfolk and which provides a range of services.

The City of Norwich is approximately 15 miles to the east offering a fuller range of facilities and amenities with a direct rail service from Norwich to London Liverpool Street taking approximately 1 hour 45 minutes. Norwich International Airport provides flights within the UK, to international destinations via Schiphol Airport (Amsterdam) and to an increasing number of European destinations.

The attractive North Norfolk Coast, designated as an Area of Outstanding Natural Beauty, and the charming market town of Holt, are accessible within approximately 27 miles.

The postcode for the property is NR20 3DD.

ABBOTTS FARMHOUSE & ANNEXE, WAYFORD COTTAGE AND FARMBUILDINGS, COLOURED BROWN ON THE PLANS

ABBOTTS FARMHOUSE & ANNEXE
Approached via a well-constructed, tree lined drive, the farmstead sits centrally within the farm.

ABBOTTS FARMHOUSE
Abbotts Farmhouse is a traditional style dwelling constructed in 2000, of rendered blockwork with a pantile roof. The accommodation comprises a front porch leading to the inner hallway, off which is the living room with brick inglenook style fireplace housing a woodburner, and the farmhouse kitchen with an electric 4 oven Aga with ceramic hob module. The back door leads to a lobby, wet room with WC and shower, and a cloakroom/utility area. Upstairs are three double bedrooms, a family bathroom and a separate WC.

Annexed to the farmhouse is a single storey former cart lodge built of brick and weatherboarding under pantiles. The Annexe has been occupied for residential purposes since 2005 and comprises a porch conservatory, kitchen/dining/living room, one bedroom and a shower room with WC.
There is a shared gravel parking area, a pond to the front of the farmhouse and an outbuilding to the rear, which has recently housed facilities for a caravan site, but could also be used as a home office or games room.

WAYFORD COTTAGE

On the eastern side of the farmyard is Wayford Cottage, which was constructed in 2012 of brick under pantile roof, comprising a front hall, living room with woodburner, kitchen with dining, lobby, conservatory and cloakroom with WC. On the first floor are three double bedrooms and a family bathroom. There is also a 3 bay cart lodge and well presented gardens.

The dwellings all benefit from views over the pasture down towards the River Tud to the south.
The dwellings are subject to Agricultural Occupancy Conditions.

CARAVAN SITE

Adjoining Abbotts Farmhouse is a grass area recently used for caravans an extends to approximately 0.97 hectares (2.40 acres) and enjoys views over the meadows. The site has capacity for up to 25 pitches for tents or caravans and electricity for hook-ups is available. Although currently closed, it has been occupied to near capacity during the summer months providing a good income in recent years.

FARMYARD AND BUILDINGS

The Farmyard extends to approximately 1.59 hectares (3.94 acres) and provides a range of buildings and handling areas designed for livestock enterprises. All the buildings have been erected in the last 20 years, with the exception of the workshop building which was erected at an earlier date, by the Ministry of Defence.

Open Fronted Store/Yard (42.70 m x 8.80 m) – Open fronted steel portal frame store with ventilated steel box profile cladding, concrete retaining walls to 1.5 m and corrugated fibre cement sheet roof. Currently used for cattle housing.

General Purpose Store (30.40 m x 15.40 m) – Steel portal frame store built in 2016 with concrete retaining walls to 2 m, steel box profile cladding, corrugated fibre cement sheet roof, roller shutter door and personnel entrance.

General Purpose Store (41.68 m x 6.31 m) – Steel portal frame store, open-sided to the front and rear, steel box profile cladding and roof.

Cattle Shed (13.45 m x 9.42 m) – Steel portal frame shed, open on three sides, concrete retaining walls to 2 m and timber ventilated slat cladding, corrugated fibre cement sheet roof.

Straw Barn (30.77 m x 15.29 m) – Steel portal frame barn with steel box profile roof.

Calf Shed (18.60 m x 8.41 m) – Steel portal frame barn with blockwork walls and timber ventilated slat cladding, corrugated fibre cement sheet roof.

Workshop Building (23.43 m x 8.39 m) - Brick built workshop building with asbestos roof split into three self contained units.

Former Parlour Building (30.23 m x 6.45 m) – Double storey former parlour building constructed of breeze blocks with corrugated fibre cement roof, containing old parlour and store room. Attached to:

Large Cattle Shed (26.06 m x 23.43 m) with Lean-To (8.38 m x 36.22 m) – Double span steel portal frame shed with lean-to, both constructed of blockwork with timber ventilated slat cladding, corrugated fibre cement sheet roof.
TENANT RIGHT

Contracts.

A deposit of 10% of the purchase price will be payable on Exchange of acceptance of an offer.

Exchange of Contracts will take place as soon as possible following the

EXCHANGE OF CONTRACTS AND COMPLETION

with Vacant Possession on Completion.

The property is offered for sale Freehold by Private Treaty as a Whole,

TENURE AND POSSESSION

separating the fields from the River Tud.

There is a small shelterbelt wood running the southernmost boundary natural water sources, such as ponds and ditches, and mains fed water.

stock proofed as needed and the fields are fed by a combination of

winter cereals and grassland.

The grassland is split into eleven good sized field parcels and is well located surrounding the farmyard and dwellings. Field boundaries are stock proofed as needed and the fields are fed by a combination of natural water sources, such as ponds and ditches, and mains fed water.

There is a small shelterbelt wood running the southernmost boundary separating the fields from the River Tud.

GENERAL REMARKS AND STIPULATIONS

THE LAND

The land is all laid to grass and has been managed using a low input system since the current owners purchased it approximately 20 years ago. Some of the land, which was formerly in arable production could be reverted back subject to the relevant environmental assessments and approval.

The land is identified as being Grade 3 and 4 and belonging to the Beccles 1 Soil Series, described as fine loamy soils over clayey soils, associated with similar clayey soils and is noted as being suitable for

winter cereals and grassland.

The grassland is split into eleven good sized field parcels and is well located surrounding the farmyard and dwellings. Field boundaries are stock proofed as needed and the fields are fed by a combination of natural water sources, such as ponds and ditches, and mains fed water.

There is a small shelterbelt wood running the southernmost boundary separating the fields from the River Tud.

STATUTORY MATTERS

The whole farm is within a Groundwater Nitrate Vulnerable Zone. The northern half of the farm is within Flood Zone 1, according to the Government’s Flood Map for Planning website, whilst flood risk on the southern half is variable and in Zones 1, 2 and 3.

CONTRACTS AND QUOTAS

None.

BASIC PAYMENT SCHEME

The Sellers hold 59.89 Non SDA Entitlements which have been claimed over the whole property by the Sellers’ farming business. An application to transfer the Entitlements to a Buyer will be made as soon as is reasonably practical following Completion.

The Buyer will be responsible for Cross Compliance and will indemnify the Sellers for any non-compliance that results in a penalty or reduction in the 2018 payment under the Basic Payment Scheme.

HOLDOVER

None.

SERVICES

There is mains single phase electricity and mains water to the residential properties. Heating is supplied via Calor gas bottles and there are two private sewage treatment plants serving Abbotts Farmhouse with the Annexe, and Wayford Cottage.

The Large Cattle Shed, and Open Fronted Store/Yard benefit from mains single phase electricity and mains water. The larger General Purpose Store and Straw Shed have no services, whilst the remainder of the buildings have mains electricity and are served by two mains water taps.

There is mains water supply to a trough in field no 5203.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The farm 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, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular it should be noted that the following applies:

A right is retained by the Secretary of State for Transport to enter upon and excavate as necessary on the land, in order to maintain/replace a culvert which was installed to facilitate construction of the A47 in 1991.

TOWN & COUNTRY PLANNING

A Buyer will be deemed to have full knowledge of and satisfaction upon any Town and Country Planning matters that may affect the property and is advised to carry out their own Planning searches.

It should be noted that there is no Planning Permission for a change of use of the Annexe to a dwelling, but it has been occupied for residential purposes since approximately 2005 and Council Tax is separately charged.

Change of Use has not been obtained for the area used for the stationing of caravans and tents.

OUTGOINGS

Council Tax Bands:

Abbotts Farm: C
Annexe at Abbotts Farm: A
Wayford Cottage: B

Business Rates are not currently chargeable on the Caravan Site.

SPORTING, MINERALS AND TIMBER

These are included in the sale so far as they are owned, subject to statutory exclusions.

FIXTURES & FITTINGS

All Fixtures and Fittings are excluded from the sale unless specifically referred to in these Particulars.

PLANS, AREAS AND SCHEDULES

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

DISPUTES

Should any disputes arise as to the boundary or any points concerning the particulars, schedules and plans, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Sellers nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING

Viewing is available by specific appointment only through the Selling Agents.

ENERGY PERFORMANCE CERTIFICATES

The EPC Ratings are as follows:

Abbotts Farm: E
Annexe: E
Wayford Cottage: E

Full EPC certificates are available from the Selling Agents.

VAT

Should any sale of the land, as a whole, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.
ANTI-MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti-Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

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