

# Cruso & Wilkin

**FOR SALE BY PRIVATE TREATY**  
**Narborough, Nr Swaffham, A47 frontage**

In all 1.84ha (4.54acres)  
For Sale as a Whole



**Freehold for Sale with Vacant Possession**

**GUIDE PRICE OFFERS IN EXCESS OF £50,000**

Ref:- 63/01/16

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Waterloo Street, King's Lynn, Norfolk  
PE30 1NZ

**Description:**

The sale comprises in all 1.84 hectares (4.54 acres) or thereabouts and is being offered for sale by Private Treaty as a whole. The land is classified as Grade 4 on the Ministry Land Classification Plan and principally includes Newmarket 1 Soil Series being primarily a coarse, sandy soil over chalk till; considered suitable for the production of cereals, beans and sugar beet, and coniferous woodland. The land is generally well drained and bounded by woodland.

**Location & Directions:**

The land is situated to the north of the village of Narborough. Narborough lies approximately 6 miles west of the market town of Swaffham and approximately 11 miles east of King's Lynn.

**Tenure & Possession:**

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

**Holdover & Early Entry:**

It is not anticipated that Holdover will be required. The terms of sale will deal with early entry and any rights of Holdover if required.

**Access:**

Access to the land is via the shared gated access way to the northern end of the field off Swaffham Road.

**Sporting, Timber & Mineral Rights:**

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

**Single Farm Payment:**

The land is registered as eligible for Single Farm Payment and the sale will include the benefit of the Single Farm Payment Entitlement which will be apportioned from the sale price upon the agreement of terms subject to contract. Payment in respect of the 2014 Scheme year, and earlier payments, are expressly reserved to the benefit of the Vendor.

**ELS:**

The land is not currently included within any Agri-Environment Scheme.

**Contracts & Quotas:**

The Holding is offered without any sugar beet contract.

**Services:**

The Vendors are not aware of any services connected to the land.

**Nitrate Vulnerable Zones:**

The land is currently within a designated Nitrate Vulnerable Zone.

**Drainage Rates:**

Those rates applicable to the land will be apportioned to the date of completion.

**Development Covenant/Overage:**

The sale of this lot will be subject to a development overage, the details of which will primarily include a provision whereby 50% of any development value will be reserved for a term of 30 years.

**See reference Town and Country Planning below.**

**Ingoing Valuation:**

There will be no Tenant Right Valuation in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any. Depending upon the date of completion the Vendor reserves the right to charge in addition to the purchase price in respect of any cultivations performed and/or seeds, sprays, fertilisers applied in respect of the crops established for the 2017 harvest. The Tenant Right Valuation would be prepared as if between ingoing and outgoing Tenants at invoice/contractor's cost.

**Terms of Sale:**

The property is initially offered for sale by private treaty as a whole. The Vendor and his Agent 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.

**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.

The Vendors have secured a prior notification of Agricultural Development for the construction of an agricultural building upon the Land (30m x 15m) planning reference no.3AG/2014/0020/AG. Intending purchasers will need to satisfy themselves with the local planning authority as to whether they conform with this Prior Notification.

**Registered Title:**

The land is included as part of Registered Title No. NK230911.

**Pre-Emption:**

There is a right of pre-emption in favour of a third party in respect of this property. Interested parties are invited to discuss this with the Vendor's Agent.

**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.

**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

**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.

Particulars & Photographs (Revised October 2018)

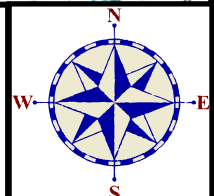
**The Land (edged green on the plan attached)**

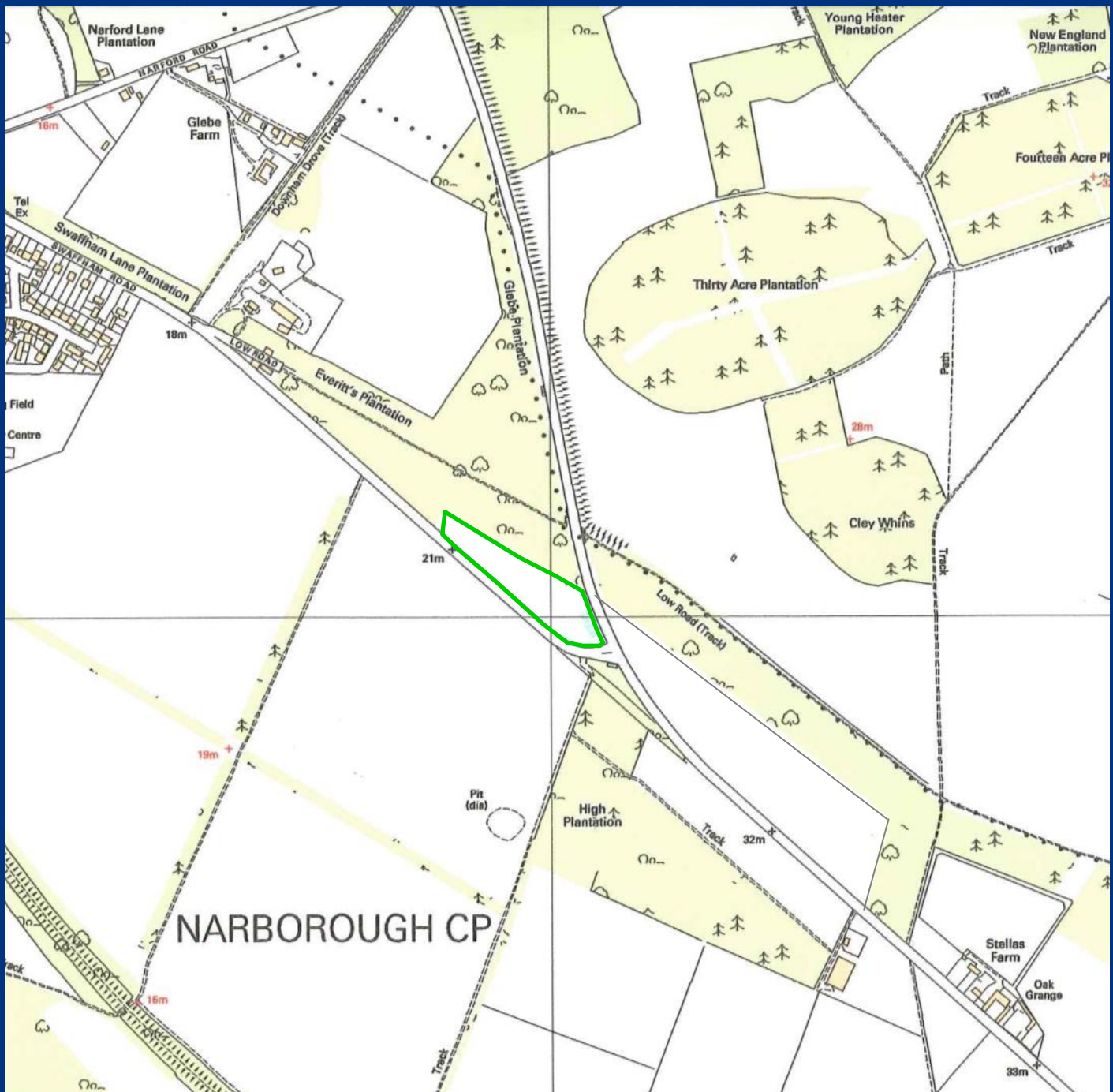
OS Sheet No.	Os Grid No.	Area - hectares	Area - acres	Description
TF 7512	9905	1.84	4.54	Arable/Pasture/Amenity



**Location Plan :**  
Based upon the Ordnance Survey  
with the sanction of the controller of  
H.M. Stationery Office.  
Copyright reserved

**SCALE**  
Not to Scale  
  
**DATE**  
Oct 2018





**Beehive Field, Swaffham Road, Narborough, Norfolk**

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with the sanction of the controller of  
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**Not  
To Scale**

**Cruso & Wilkin**

Waterloo Street, King's Lynn  
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mail@crusowilkin.com

Revised Date  
Oct 2018

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**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