

Cruso & Wilkin

FOR SALE BY PRIVATE TREATY

**38.21 hectares (94.42 acres) Arable Land
Part Vale Farm, Stoney Lane, Beetley, Dereham,
NR20 4ER**



**For Sale as a Whole or in 3 lots
Freehold, with additional 26.17 hectares (64.66 acres) on
an FBT, terms to be agreed**

Guide Price for the whole £825,000 STC

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

Description:

The sale of Part Vale Farm, Beetley provides both investors and adjoining farmers an opportunity to acquire up to 38.21 hectares (94.42 acres) or thereabouts as a whole or in lots. The fields are generally well shaped and ideal for modern machinery and cultivation. Previous cropping details are available upon request.

Location & Directions:

The land at Vale Farm is situated off a quiet country road known locally as Storey Lane. It is located about 3 miles North of the market town of Dereham. Fakenham is situated about 8 miles to the North and King's Lynn 20 miles to the West. From the town of Dereham on the A47 (Trunk Road) take the B1146 (Fakenham Road) towards Beetley. Proceed through the village on the Fakenham Road, taking a left hand turn into Stoney Lane, about 150 metres from leaving the village of Beetley.

Tenure & Possession:

The property is offered for sale freehold with vacant possession upon completion, for the majority except part of Lot 2 details of which are described herein and subject to those rights detailed under 'Holdover'. The land is currently contract farmed by a third party. If required these arrangements can continue, subject to terms being agreed. The lots are located off Stoney Lane to the North and South and identified by this firms Sale Boards and from the Sale Plan attached.

Lot 2 - Part of Lot 2 cross hatched is let on a Farm Business Tenancy to T Moore, further details are available.

Terms of Sale:

The property is initially offered for sale by private treaty. The Vendor reserves the right to invite best and final offers and/or conduct a private auction with a pre-determined timescale.

Sporting & Timber Rights:

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

Mineral Rights:

To be reserved by the vendor in respect of lot 1.

Drainage Rates:

Drainage rates are payable on the land and will be apportioned to the date of completion. The land has not been comprehensively underdained and is generally light and free draining.

Environmental Stewardship:

The land is included within an Environmental Stewardship Scheme No AG348886. There are no options exercised on the land although the Purchaser will be required to assist the transfer if required.

Services:

We understand the land does not benefit from any services.

Basic Payment Scheme:

The land comes with the benefit of BPS Entitlements. Depending on the date of completion the Vendor reserves the exclusive right to the 2019 payment and the Purchaser shall warrant that he shall continue to cross comply until the 31st December 2019. The Entitlements are included within the sale and will be transferred upon completion of the sale.

Flood Risk & Nitrate Vulnerable Zones:

The land is currently within an area at high risk of flooding together with a Nitrate Vulnerable Zone. Please see the Environment Agency website for more details.

Holdover:

Dependent upon the date of completion the Vendor will reserve at no extra cost the following rights of Holdover: the right to harvest all growing crops upon the property at completion and to remove all straw until the 31st October 2019 if required.

Tenant Right:

The Purchaser shall in addition to the purchase price be required to take over and pay for the cost of any seeds, sprays, fertilisers applied, together with any cultivations performed prior to the date of completion. There will be no Tenant Right Valuation in respect of unexhausted nor residual manurial values, neither shall there be any allowance or set off in respect of dilapidations, if any. The Valuation is to be prepared as if between ingoing and outgoing Tenants.

Local Authorities:

The land falls within the authority of the Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE.

Viewing:

The land may be viewed during daylight hours only, with a copy of these particulars in hand, subject to prior appointment with the Agents, Cruso & Wilkin. Please contact either Jonathan Fryer or Georgie Armstrong. Tel: (01553) 691691 Email: jgf@crusowilkin.co.uk

Wayleaves, Easements & Rights of Way:

The land is sold, 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 easement, 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.

There are no public rights of way crossing the land.

Measurements & Other Information:

All measurements are approximate. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact this Office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to the property.

Agricultural Land to Let

In addition to the land for sale, the Vendor is seeking to let on terms to be agreed under a Farm Business Tenancy an area of 26.17 hectares (64.66 acres) or thereabouts on a Single Tenancy Agreement, as shaded purple on the letting plan attached. The terms will include the following provisions.

- The letting will be under the provision of Farm Business Tenancies Act 1995.
- The term and rent will be by mutual agreement.
- The Landlord will include the benefit of the BPS Entitlements.
- The rent shall be paid half yearly in advance.
- The tenant will pay all outgoing's in addition to the rent.
- The Landlord reserves the right of early entry subject to crop compensation provisions.
- Holdover for the 2019 Harvest to be agreed.

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.

Land Registry:

All the land included within the sale is registered with the Land Registry NK278043 and NK432350.

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.

Description of lots:

Lot 1

23.79 hectares 58.78 acres as shaded pink on the sale plan. The land is located to the East of the Bilney Road and Stoney Lane crossroads. The purchaser shall make their own arrangements to provide an access to the 4.41 hectares field. The Vendor will erect a fence between points A - B within 3 months of completion.

Lot 2

The land extends in all to 8.15 hectares (20.14 acres) as shaded blue on the attached plan. Part of this land cross hatched is let to a T Moore Esq under a Farm Business Tenancy agreement at a rent of £300.00 per acre. The tenancy will be determined with effect from February 2020. The rent will be apportioned to the date of completion. There is a shared access way to the land which is currently in hand.

Lot 3

A single well shaped enclosure with access to Stoney Lane extending in all to 6.27 hectares 15.49 acres as shaded green on the sale plan. This enclosure may be suitable for either equestrian grazing or conventional farming.

Particulars & Photographs Prepared: April 2019



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.

NOT TO SCALE



**Strip of Land for
Separate Sale**

Lot 1

**TF9518 9605
19.38 ha
47.89 acres**

**TF9618 2101
4.41 ha
10.90 acres**

Lot 3

**TF9617 6378
6.27 ha
15.49 acres**

Lot 2

**TF9617 2758
8.15 ha
20.14 acres**

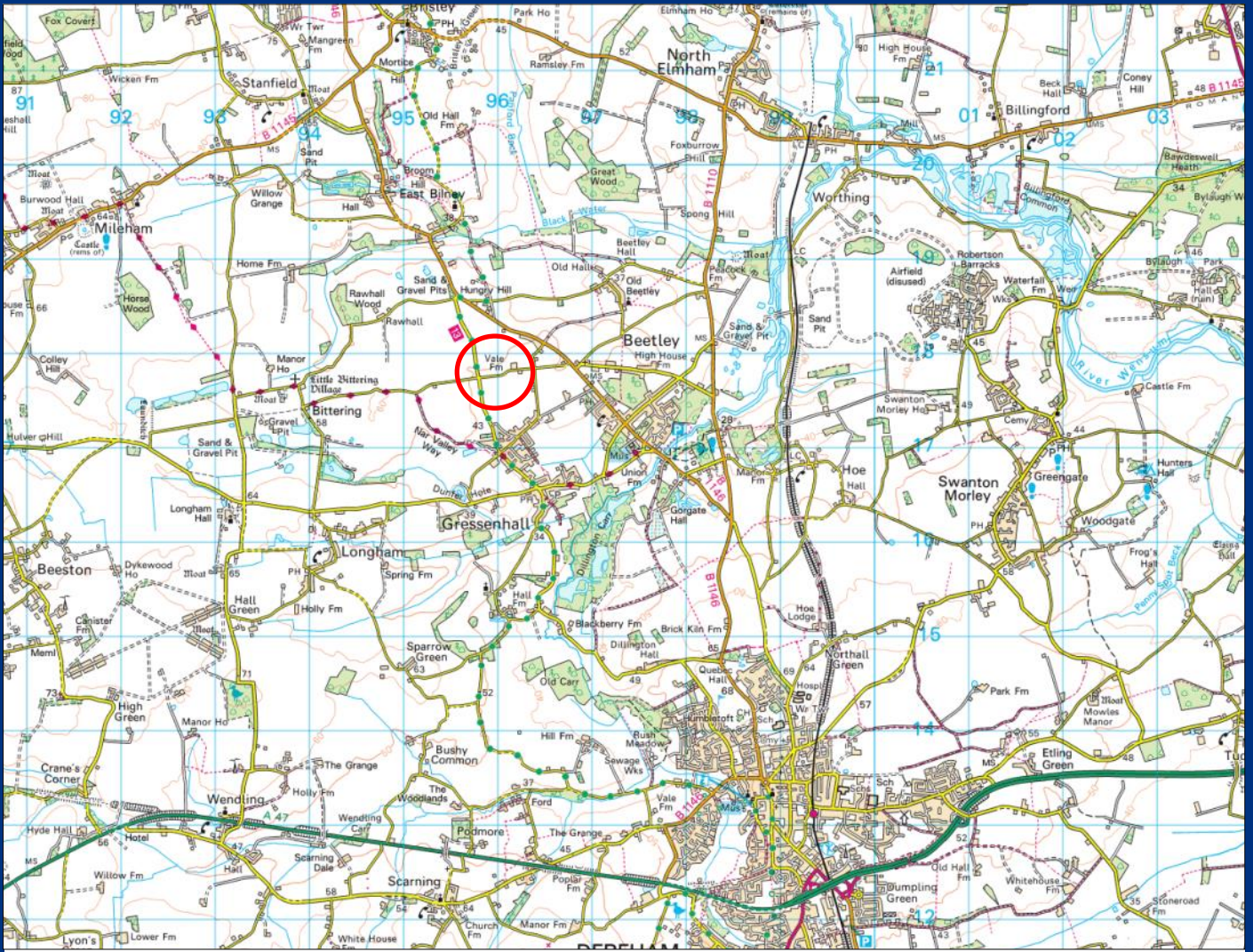
Beetley, Norfolk

Cruso & Wilkin

Waterloo Street, King's Lynn,
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Tel: 01553 691691

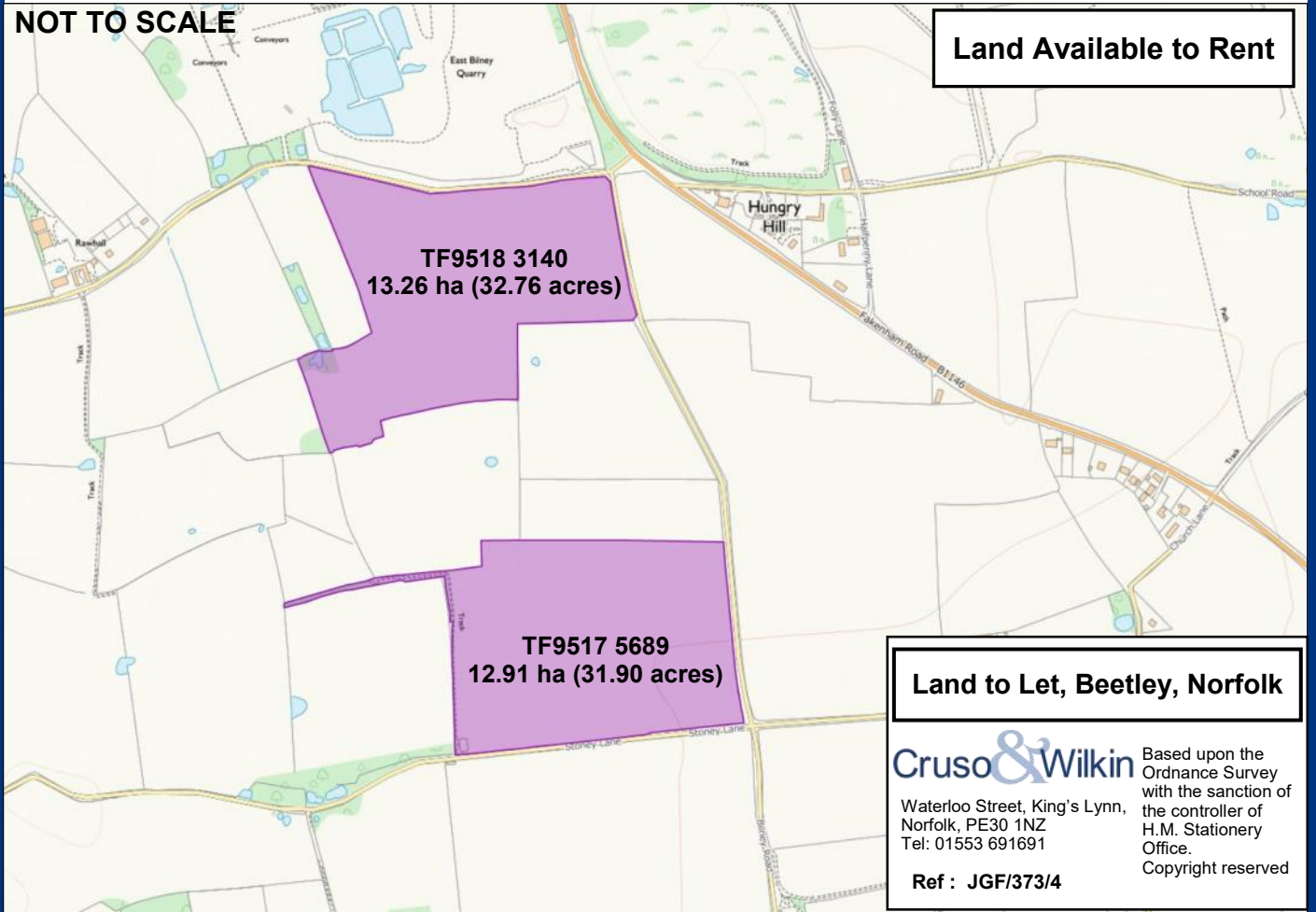
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NOT TO SCALE

Land Available to Rent



Land to Let, Beetley, Norfolk

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