



Land off Watton Road

Hingham | Norfolk | NR9 4PP

Productive Arable Land extending to 8.56 ha (21.16 acres)

DESCRIPTION

A single parcel of productive arable land extending to approximately 8.56 ha (21.16 acres). The land is largely level with mature hedge boundaries to the south, east and west. Access to the land is taken directly from Watton Road. To the north is an area of land (shown pink on the sale plan) extending to approximately 2.02 ha (5.00 acres) that is not included within the sale. It is currently forming part of the wider field and will be available to a purchaser to continue cropping under a Farm Business Tenancy until such time as it is developed.

The land is classified as Grade 3 with soils of the Beccles, Aldeby and Ragdale series known to be loamy and clayey; drift over chalky till (Chalky Boulder Clay). The land is currently planted with wheat and oats.

LOCATION

The property is located on the western edge of the market town of Hingham with the City of Norwich approximately 17 miles to the north east. The land will be identified by a sale board.

DIRECTIONS

From Norwich head south west on the B1108 Watton Road, continue for approximately 15 miles into Hingham. Continue through the market town, as you are leaving the town the land will be found on your left hand side as indicated by the sale board. The nearest postcode is NR9 4PP.

GENERAL REMARKS AND STIPULATIONS

VIEWING

At any reasonable time with a copy of these particulars in hand. We would ask that you please notify the office of when you are intending to visit and ask you to be careful and vigilant when making an inspection for your own personal safety.

METHOD OF SALE

The land is offered for sale by Private Treaty as a whole.

TENURE AND POSSESSION

The property is sold freehold with vacant possession on completion.

MINERALS TIMBER AND SPORTING RIGHTS

In so far as they are owned by the vendor the sporting, mineral and timber rights are included in the sale.

HOLDOVER

The Vendor reserves the right to harvest the wheat and oats and bale and remove the straw up to 31st August 2017.

BASIC PAYMENT SCHEME

Basic Payment Entitlements are included in the sale and will be transferred to the buyer on completion. The Basic Payment for the 2017 scheme year will be retained by the Vendor. The Purchaser will be required to indemnify the Vendor against any breaches of Cross Compliance from the date of completion to 31st December 2017.

ENVIRONMENTAL SCHEMES

None

DESIGNATIONS

Nitrate Vulnerable Zone.

EARLY ENTRY

The Purchaser will be entitled to early entry of the land for the purpose of autumn cultivation (subject to holdover) upon signing the contract and payment of an additional 10% deposit.

UPLIFT CLAUSE

The land is offered for sale subject to an uplift clause for a period of 30 years where 50% of the increased site value will be due to the Vendor should any planning permission/change of use be granted on the land hatched blue on the sale plan.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

PLANNING

The property lies within the area administered by South Norfolk Council, to whom interested parties are advised to make their own enquires in respect of any planning issues and development opportunities for the property.

It should be noted that the land subject to the uplift clause has been put forward in the latest call for development sites round with South Norfolk Council.

AUTHORITIES

South Norfolk Council – 01508 533633
Norfolk County Council – 0344 800 8020
Rural Payments Agency – 03000 200 301

VAT

In addition to the purchase price should any sale on the property or rights attached to it, such as Basic Payment Scheme Entitlements, become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the purchaser in addition.

PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES

Should any dispute arise between the vendor and the purchaser as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

CONTACT

Zoe Plant Tel: 01603 250808 Email: zoeplant@irelands.co.uk

IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. ZP/103 Photographs dated April 2017; Particulars dated May 2017.