



## Land at The Street, Baconsthorpe

Holt | Norfolk | NR25 6AB

Productive Arable Land extending to 7.92 ha (19.57 acres)

## DESCRIPTION

A single parcel of productive arable land extending to approximately 7.92 ha (19.57 acres). The land is largely level and is bounded by mature hedging and trees. There is road frontage to three sides with access to the land being taken from The Street, Baconsthorpe.

The land is classified as Grade 3 with soils of the Freckenham, Hall, Sheringham and Redlodge series known to be sandy and coarse loamy over sandy; glaciofluvial drift and cover loam. The land forms part of a wider combinable and root crop rotation and was most recently planted with spring barley after sugar beet.

For the avoidance of doubt an area of land marked A – B on the sale plan has been gifted to the Village Hall and is expressly excluded from the sale.

## LOCATION

The property is located in the centre of the village of Baconsthorpe. The market town of Holt is approximately 3.5 miles to the north west whilst the city of Norwich is approximately 22 miles to the south east. The land will be identified by a sale board.

## DIRECTIONS

From Holt head out of the town centre on the A148 towards Sheringham. After about 250 yards turn right onto Hempstead Road. Continue along this road for approximately 3 miles. Upon entering Baconsthorpe the land will be found on your right as indicated by the sale board. The nearest postcode is NR25 6AB.

## 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 with a Guide Price in excess of £200,000

### 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.

### 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 2016 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 2016.

### ENVIRONMENTAL SCHEMES

The land forms part of a wider Entry Level Stewardship Agreement which expires on 31st October 2016.

### DESIGNATIONS

The land is within a Nitrate Vulnerable Zone.

### EARLY ENTRY

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

## UPLIFT CLAUSE

The land is sold subject to an uplift clause whereby in the event of the Purchaser obtaining planning permission on the land within 25 years of the date of the purchase, the Purchaser must share equally with the Vendor any increase in the value attributable to the planning permission obtained.

## 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.

In particular there is a mains sewer pipe crossing the land approximately in the location of points marked C – D on the sale plan.

## PLANNING

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

## AUTHORITIES

North Norfolk District Council – 01263 513811

Natural England – 0300 060 3900

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

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

Simon Evans or Zoe Plant Tel: 01603 250808 Email: simonevans@irelands.co.uk or 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. All the Lots are 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/66 Photographs dated September 2016; Particulars dated September 2016.