

Ref: TWC/SM/246

Date: As postmark

**Irelands**  
Arnolds | Keys

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Dear Sir/Madam

**Re: Land and Property at Manor House Farm, Bessingham, NR11 7JN**

We are delighted to re-offer to the market Manor House Farm together with 3 additional Lots which are shown on the second set of particulars.

The property is offered for sale by Private Treaty as a whole, or in 5 Lots, with the following Guide Prices:

Lot 1: Manor House Farm	£400,000
Lot 2: Range of Traditional Barns	£700,000
Lot 3: Single Barn in 0.30Ha (0.74 Ac)	£130,000
Lot 4: 1.02Ha (2.52 Ac) Arable Land	£ 35,000
Lot 5: 1.42Ha (3.51 Ac) Arable Land	£ 40,000
The Whole:	£1,305,000

Should you wish to arrange a viewing please contact our Holt Office on 01263 713966 who will be able to assist you.

Yours faithfully

Tom Corfield MRICS FAAV  
Associate  
**On behalf of Irelands, Arnolds Keys**

Email: [tomcorfield@irelands.co.uk](mailto:tomcorfield@irelands.co.uk)

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**Associate Directors  
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Kevin Lines  
Nigel Ducker  
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Part of

**Arnolds Keys**  
[arnoldskkeys.com](http://arnoldskkeys.com)





## MANOR HOUSE FARM

Bessingham | Norwich | Norfolk | NR11 7JN

**Irelands**  
Arnolds | Keys



**Barn 1**



**Barn 2**



**Barn 4 (part)**



**Barn 5**

# MANOR HOUSE FARM

Bessingham

Norwich

Norfolk

NR11 7JN

**An opportunity to acquire a detached,  
period Farmhouse together with extensive  
range of Traditional Barns.**

The Barns benefit from Planning Permission to form five Residential Dwellings in addition to the Farmhouse.

The whole extending to approximately 0.74ha (1.83 acres)

**FOR SALE BY PRIVATE TREATY**

As a Whole or in Two Lots

Joint agency approach between:

**Irelands**  
Arnolds | Keys

2 Harford Centre  
Hall Road  
Norwich, NR4 6DG

Tel: 01603 250808

Email: [info@irelands.co.uk](mailto:info@irelands.co.uk)

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Simon Evans MRICS FAAV

**Arnolds | Keys**

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Contact: Katie Mountain  
Natasha Baum

## PARTICULARS OF SALE

### INTRODUCTION

The sale of Manor House Farm presents an opportunity to acquire a substantial, period farmhouse together with extensive range of traditional Barns which have the benefit of Planning Permission to form an additional five Residential Dwellings on a site extending in all to approximately 0.74 ha (1.83 acres).

### LOCATION

Manor House Farm stands in a superb rural location being on the edge of the village of Bessingham in the Parish of Sustead, North Norfolk. The delightful seaside towns of Sheringham and Cromer are just 5-6 miles to the north/north east with their pleasant sandy beaches. The property is 7 miles south east of the popular market town of Holt and 7.0 miles north of the market town of Aylsham both of which offer excellent local shopping and schooling facilities.

The City of Norwich is 21 miles to the south and provides a wealth of shops, amenities, restaurants and leisure facilities. It has a direct rail link to London Liverpool Street (under two hours) and an International Airport, which regularly flies to a wide range of destinations.

For those with interests in sports there is regular Horse racing at Great Yarmouth, Fakenham and Newmarket and Golfing at Cromer, Sheringham, Mundesley, Norwich (2 courses) and the famous North Norfolk Links courses. The unique Norfolk Broads are within 40 minutes drive for those with interests in boating, leisure and wildlife.

## MANOR HOUSE FARM (Lot 1)

(as shown outlined red on the Site Plan)

Manor House Farm is a substantial, period farmhouse of brick and flint construction under a clay pantile roof.

Offered for sale for the first time since 1973, the house retains a wealth of original features which give character and charm. Formerly part of the Bessingham Manor Estate, the property is set back from the road and stands in grounds extending to approximately 0.32ha (0.79 acres). The property is accessed directly off New Road onto a drive leading to the rear of the property.

The property offers comfortable accommodation over three levels providing two reception rooms, kitchen and bathroom on the ground floor. Four bedrooms and bathroom on the first floor with stairs leading to an attic room on the second floor. Numerous exposed beams run through the property.

The property has been occupied by the family and benefits from central heating throughout but in general the house remains largely unaltered and now requires a programme of modernisation and improvement to fully appreciate and enjoy this family home.

The property provides the following accommodation:

### Ground Floor

**Front Door into Entrance Hall** – 4.45m x 3.63m with exposed beams, Radiator. Doors off to:

**Sitting Room** – 5.16m x 4.45m with open fireplace with tiled hearth and surround. Exposed beam across ceiling.

**Dining Room** – 5.18m x 4.32m with open fireplace with tiled hearth and surround, two built in cupboards. Two Radiators. Door to:

**Kitchen Breakfast Room** – 5.08m x 3.00m with range of fitted base and wall units comprising fitted stainless steel sink and drainer. Spaces for cooker and washing machine. Exposed beam across ceiling. Radiator.

**Rear Hall** (with back door into porch). Radiator. Built in pantry cupboard. Cupboard under stairs.

**Bathroom** – with fitted cast iron bath with shower over, wc, pedestal sink, radiator.

### Stairs to First Floor

**Landing** – with built in cupboard, radiator.

**Bedroom 1** – 4.47m x 4.42m. Built in cupboard under stairs. Radiator.

**Bathroom** – with fitted coloured suite comprising bath and matching pedestal sink. Radiator.

**Cloakroom** – with wc to match bathroom suite.

**Bedroom 2** – 3.53m x 3.30m with exposed beam across ceiling. Radiator.

**Bedroom 3** – 3.40m x 2.62m with radiator.

**Bedroom 4** – 4.42m x 3.71m with built in cupboard housing hot water cylinder. Radiator

Door off landing leading to stairs to [Second Floor:](#)

**Attic Room** – 5.18m x 2.74m with exposed timber floor.

### Services

Mains electricity | Mains water | Private sewerage

**N.B.** Heating and Hot Water has for the last 20 years been provided by a Straw burner located in an outbuilding. This also houses an Oil Fired Boiler which could be used for Heating and Hot Water subject to inspection and maintenance.

### Outside

The property occupies an attractive setting with gardens to the front of the house with large lawned area to the rear with a small area of woodland in the north west corner of the plot.

Attached to the western elevation is a small **Outbuilding** constructed of brick and flint under clay tile roof housing the straw burner and oil boiler.

The property benefits from a further brick and flint **Outbuilding / Store** – 7.92m x 3.58m which we understand was previously accessible from inside the property and which could be re-incorporated into the accommodation subject to planning.

[Energy Performance Certificate:](#) Rating: F – 24.

## THE BARNS (Lot 2)

**(as shown outlined blue on the Site Plan)**

An extensive range of Traditional Barns constructed of brick and flint under clay tile roofs. The barns are no longer required for agricultural purposes and come to the market with the benefit of full Planning Permission for conversion to form five residential dwellings each with their own gardens and parking provision accessed off a shared driveway.

Numerous date plaques/stamps are visible showing: 1746, 1757, 1850 and 1874.

Planning Permission was granted by North Norfolk District Council on 14th April 2016 under Application number PF/15/1667. The permission is valid for two years.

Full details of the application can be found on the planning pages of the North Norfolk District Council website.

The Barns benefit from mains electricity however this is a shared supply from the house. Mains water is available in the road.

## **BARN No. 1**

Located in the south west corner of the development site the conversion will provide the accommodation over two levels and will benefit from covered cart lodge style parking and games area with courtyard garden space on the north side of the barn.

The approved plans provide for the following accommodation:

**Front Door into Hall**

**Study**

**Bathroom**

**Sitting Room**

**Cloakroom**

**Bedroom**

**Kitchen Dining Room**

**2 further Bedrooms on the first floor.**

## **BARN No. 2**

Located to the north of barn 1. It will benefit from a courtyard garden on the south side and a large garden to the north. Parking is provided on the north side of the barn off the shared drive.

The approved plans provide the majority of the accommodation on the ground floor with a gallery/study on the first floor. In all the accommodation comprises:

**Front Door into Hall**

**Bathroom**

**Bedroom**

**Bedroom with en-suite**

**Open plan Kitchen / Dining / Sitting Room**

**Gallery on the first floor.**

## **BARN No. 3**

Located in the south east corner of the development this detached barn benefits from a small garden on the south side with an enclosed courtyard garden to the north. Parking is provided as shown on the site plan. The accommodation will be on the ground floor with the approved plans providing for the following:

**Front Door into Hall**

**3 Bedrooms**

**Family Bathroom**

**Kitchen Dining Room**

**Sitting Room**

## **BARN No. 4**

The largest barn on the development with three enclosed courtyards providing parking and garden space. The accommodation is all on the ground floor and will provide comfortable living with a large games room.

The approved plans provide for the following accommodation:-

**Front door into Hall**

**Open plan Kitchen / Dining / Sitting Room**

**3 Bedrooms**

**Bathroom**

**Games Room**

## **BARN No. 5**

Barn 5 adjoins the road and is located in the north east corner of the site. It is constructed of brick and flint and timber under clay tile roof. Formerly used for keeping livestock with a traditional hay loft above. Parking is provided together with a small courtyard garden on the south side of the barn. A small outbuilding, located on the eastern gable is included with the barn.

The accommodation will be on the ground and first floor as follows:

### **Ground Floor**

**Front door into Hall**  
**Kitchen Dining Room**  
**Bathroom**  
**Sitting Room**

### **First Floor**

**Bedroom 1 with en-suite**  
**Bedroom 2**

## **GENERAL REMARKS & STIPULATIONS**

### **1. DIRECTIONS**

From Norwich take the A140 Cromer Road, continue around the Aylsham Bypass, turning left after 5 miles signposted Hanworth. Continue over the cattle grid and across Hanworth Common. Turn left at the cross roads travelling over the cattle grid exiting the Common. Continue straight along Ringbank Lane for approximately 2.0 miles where the property will be found on the left-hand side as indicated by the For Sale boards. The postcode is NR11 7JN.

### **2. VIEWING**

Strictly by appointment with the Agent, Monday to Friday, telephone 01603 250808.

### **3. TENURE AND POSSESSION**

The site is offered for sale Freehold with vacant possession upon completion.

### **4. TIMBER, SPORTING & MINERAL RIGHTS**

All timber, sporting and mineral rights are included in the sale.

### **5. FIXTURES & FITTINGS**

All fixtures and fittings are specifically excluded from the sale, please contact the Agents for clarification on any particular item(s) which may be of interest.

### **6. AGRICULTURAL BUILDINGS**

The General Purpose agricultural building located to the north east of Barn 1 will remain in situ and is included in the sale.

### **7. EASEMENTS, COVENANTS & RIGHTS OF WAY**

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

### **8. OUTGOINGS**

**Council Tax:** Manor House Farmhouse is within band F for Council Tax the current charge being £2,228.20 for the 2016/17 tax year.

## 9. PARTICULARS AND PLAN

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed. The Purchaser of each Lot shall be deemed to have satisfied themselves as to the description of the property and all boundaries any errors or statements shall not annul the sale, nor entitle any party to compensation in respect thereof.

## 10. LOCAL AUTHORITIES

### **Norfolk County Council**

County Hall  
Martineau Lane  
Norwich  
NR1 2SF  
Tel: 01603 222222

### **North Norfolk District Council**

Holt Road  
Cromer  
Norfolk NR27 9EN  
Tel: 01263 513811

### **Anglian Water Services Ltd**

PO Box 46  
Spalding  
PE11 1DB  
Tel: 0345 145145

### **Environment Agency**

Kingfisher House  
Goldhay Way  
Orton Goldhay  
Peterborough PE2 5ZR  
Tel: 01733 371811

### **EDF Energy Networks Ltd**

Metropolitan House  
Darkes Lane  
Potters Bar  
EN6 1AG  
Tel: 08701 964428

## 11. METHOD OF SALE

The property is for sale by Private Treaty as a whole or in two lots.

## 12. VAT

Should any sale of the property or any right attached to it become a chargeable supply for the purposes of VAT, such tax will be payable by the purchaser or purchasers in addition to the contract price.

## 13. 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 final and binding upon all parties.

## 14. LAND REGISTRY

The property is registered with the Land Registry under Title No: NK392158.

## 15. 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, or entitle either party to compensation or damages, nor in any circumstances give either party cause for action.



**North Elevation of Barn 1**



**Barn 3**



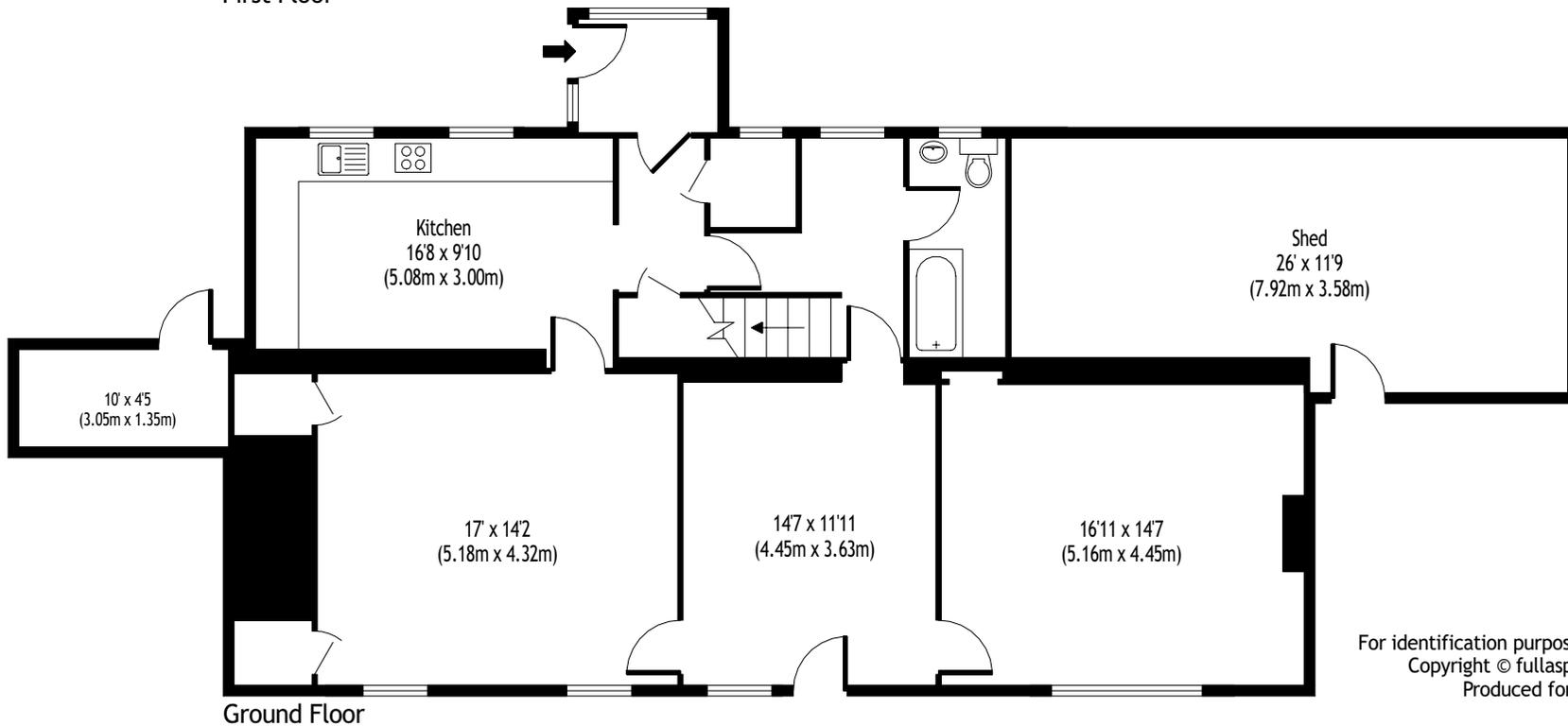
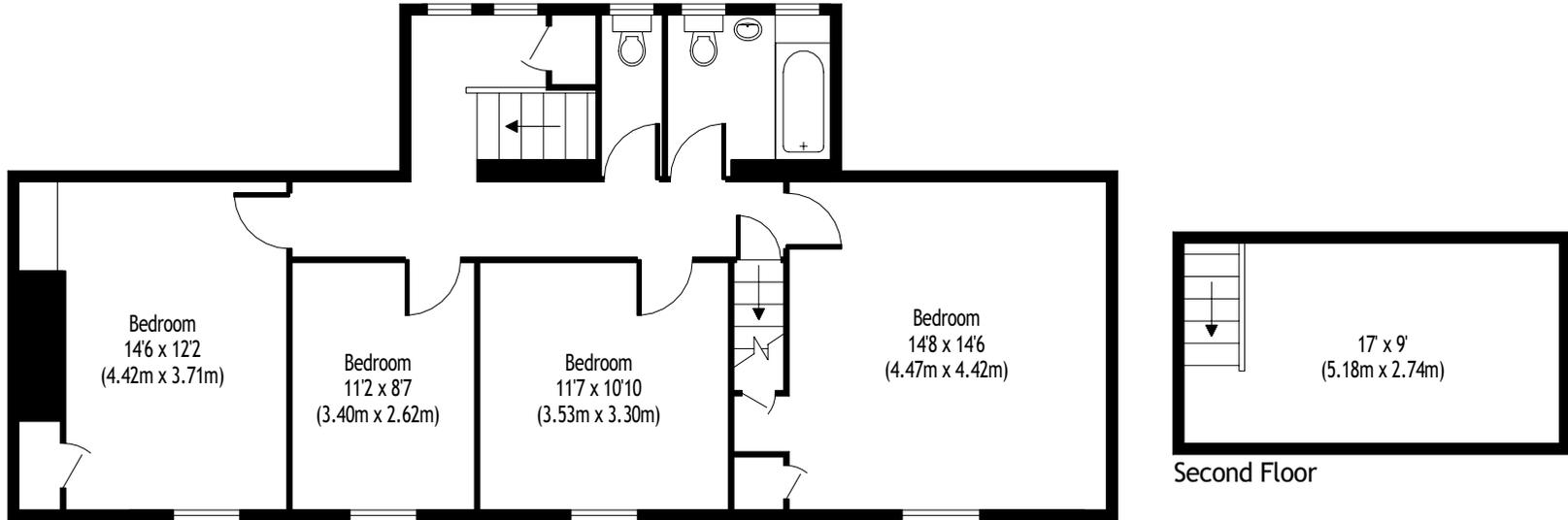
**Looking east over the site**



**Manor House Farm**

# Floor Plan for Manor House Farm, Bessingham, Norwich, Norfolk

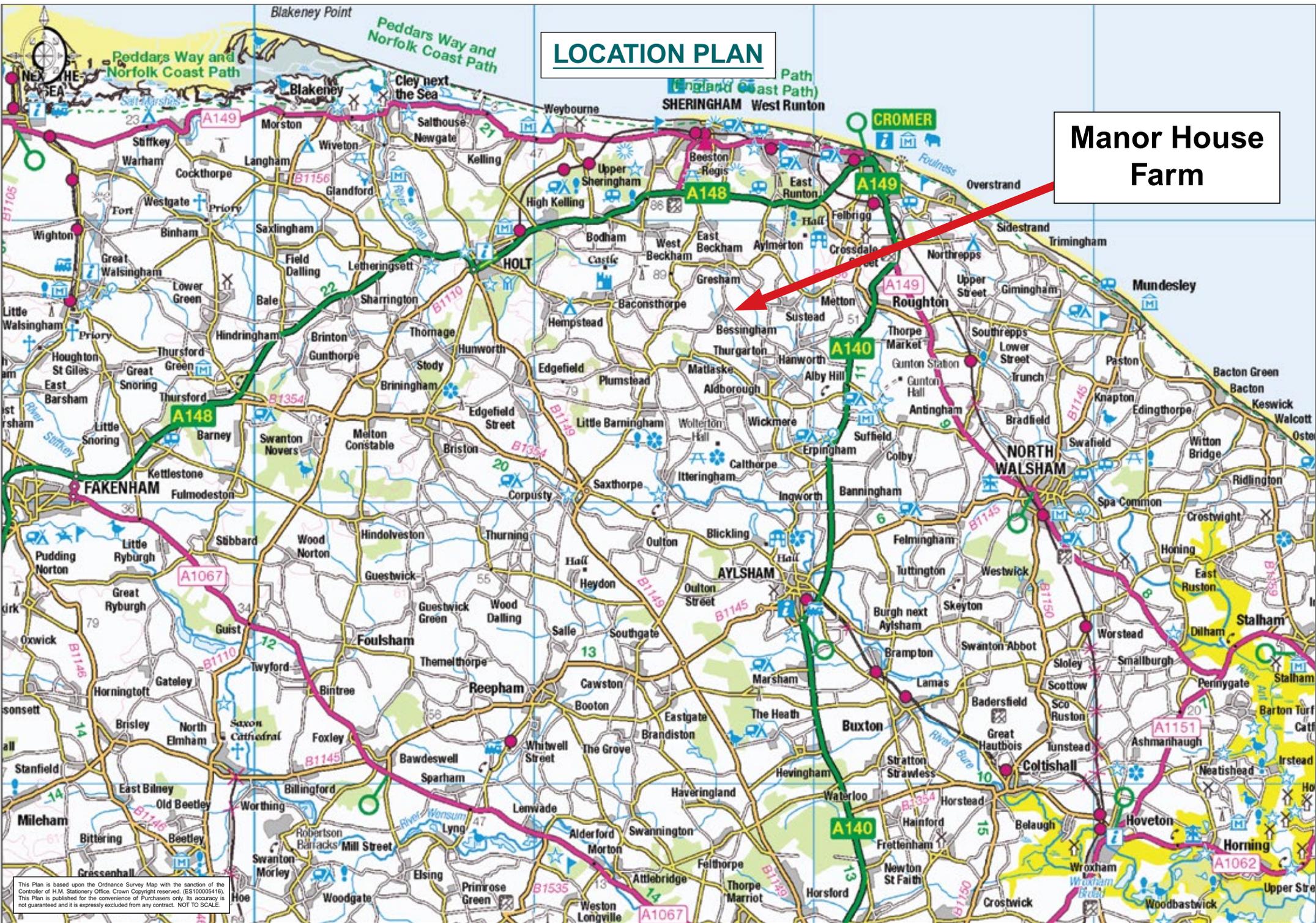
Approximate Gross Internal Floor Area: 2493 Sq ft / 232 Sq m



For identification purposes only. Not to scale.  
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Produced for Irelands

# LOCATION PLAN

**Manor House Farm**



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES10006416). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

# SITE PLAN



LOT 1

LOT 2

Not to Scale ~ For Identification Purposes Only



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## **Barn (with planning consent) and Arable Land**

Bessingham | Norfolk | NR11 7JN

- ◆ In all extending to approximately 2.74Ha (6.77 acres)
- ◆ For Sale as a Whole or in up to Three Lots

## DESCRIPTION

In conjunction with the sale of Manor House Farm, Bessingham we are delighted to offer to the market three additional Lots which are located opposite to Manor House Farm. In summary, the property comprises a barn with planning consent together with land, the whole extending to approximately 2.74Ha (6.77 Acres). It is offered for sale by Private Treaty as a whole or in up to 3 lots as shown on the site plan.

**Lot 3** comprises a brick built barn (formerly the pump house) which has the benefit of full planning permission for conversion to form a two bedroom dwelling set in approximately 0.30Ha (0.74 Acres). Consent was granted by North Norfolk District Council in February 2017, application number: PF16/1637. The plans provide for an open plan kitchen and sitting room, bathroom, master bedroom with dressing room and en-suite and second bedroom/study. Full details are available from the North Norfolk District Council website.

**Lot 4** comprises approximately 1.02Ha (2.52 Acres) of level arable land which is currently drilled with Oilseed Rape. The land offers the opportunity to those who wish to have a wider curtilage with the barn (Lot 3) or for someone to obtain a parcel of ground close to the village centre which could be used for a number of alternative uses such as equestrian (stpp).

**Lot 5** is similar to Lot 4 and extends to approximately 1.42Ha (3.51 Acres) of level arable land which is bounded by mature woodland on the northern boundary. It benefits from independent road access which is available in the north east corner near to the junction with the Bessingham Road.

The land is classified as Grade III with soils of the Hall and Sheringham series known to be a coarse loam over sand or boulder clay. The boundaries to the south, east and north are clearly defined by hedges and trees. The western boundary is not currently marked/fenced.

## LOCATION

The site is located in a superb rural location being on the edge of the village of Bessingham in the Parish of Sustead, North Norfolk. The delightful seaside towns of Sheringham and Cromer are just 5-6 miles to the north/north east with their pleasant sandy beaches. The property is 7 miles south east of the popular market town of Holt and 7 miles north of the market town of Aylsham both of which offer excellent local shopping and schooling facilities.

The City of Norwich is 21 miles to the south and provides a wealth of shops, amenities, restaurants and leisure facilities. It has a direct rail link to London Liverpool Street (under two hours) and an International Airport, which regularly flies to a wide range of destinations.

## DIRECTIONS

From Norwich take the A140 Cromer Road, continue around the Aylsham Bypass, turning left after 5 miles signposted Hanworth. Continue heading over the cattle grid and across Hanworth Common. Turn left at the cross roads and continue over the cattle grid, exiting the Common. Continue straight along Ringbank Lane for approximately 2.0 miles where the property will be found on the right hand side as indicated by the For Sale board. The postcode is NR11 7JN.

## VIEWING

At any reasonable time with a copy of these particulars in hand. We ask you to be careful and vigilant when making an inspection for your own personal safety.

## METHOD OF SALE

The property is offered for sale as a whole or in three Lots by Private Treaty. Lot 3 Guide Price: £130,000. Lot 4 Guide Price: £35,000, Lot 5 Guide Price: £40,000. The Whole: £205,000

## TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to Holdover.

## HOLDOVER

The Vendor retains the right of Holdover on Lots 3, 4 and 5 until 31.08.2018 in order to harvest the crop of Oilseed Rape.

## 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

The land is registered on the Rural Land Register and is eligible for claiming the Basic Payment Scheme provided the scheme rules are met. No Entitlements are included in the sale.

## ENVIRONMENTAL STEWARDSHIP SCHEMES

None.

## 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, should the property be sold in Lots appropriate Rights of Way will be granted to Lot 4.

## BOUNDARIES & FENCING OBLIGATIONS

Ownership and control of the boundaries is indicated by the T marks on the attached plan. Should the property be sold in Lots each purchaser will be responsible for erecting boundary fences as follows:

**Lot 3:** Between points C to D, C to F and F to E.

**Lot 4:** Between points C to B and B to G.

**Lot 5:** Between points B to A.

Boundary fences to be to a minimum standard of timber posts with three rails. In addition, the purchaser(s) will be required to enter into a covenant agreeing to cut all roadside hedges at least once each year.

## PLANNING

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

## AUTHORITIES

North Norfolk District Council: 01263 513811

Norfolk County Council: 0344 800 8020

Rural Payments Agency: 03000 200 301

Environment Agency: 03708 506 506

## VAT

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

## LAND REGISTRY

The land is registered with the Land Registry under Title No: NK386482.

## 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

Arnolds Keys, Holt Office

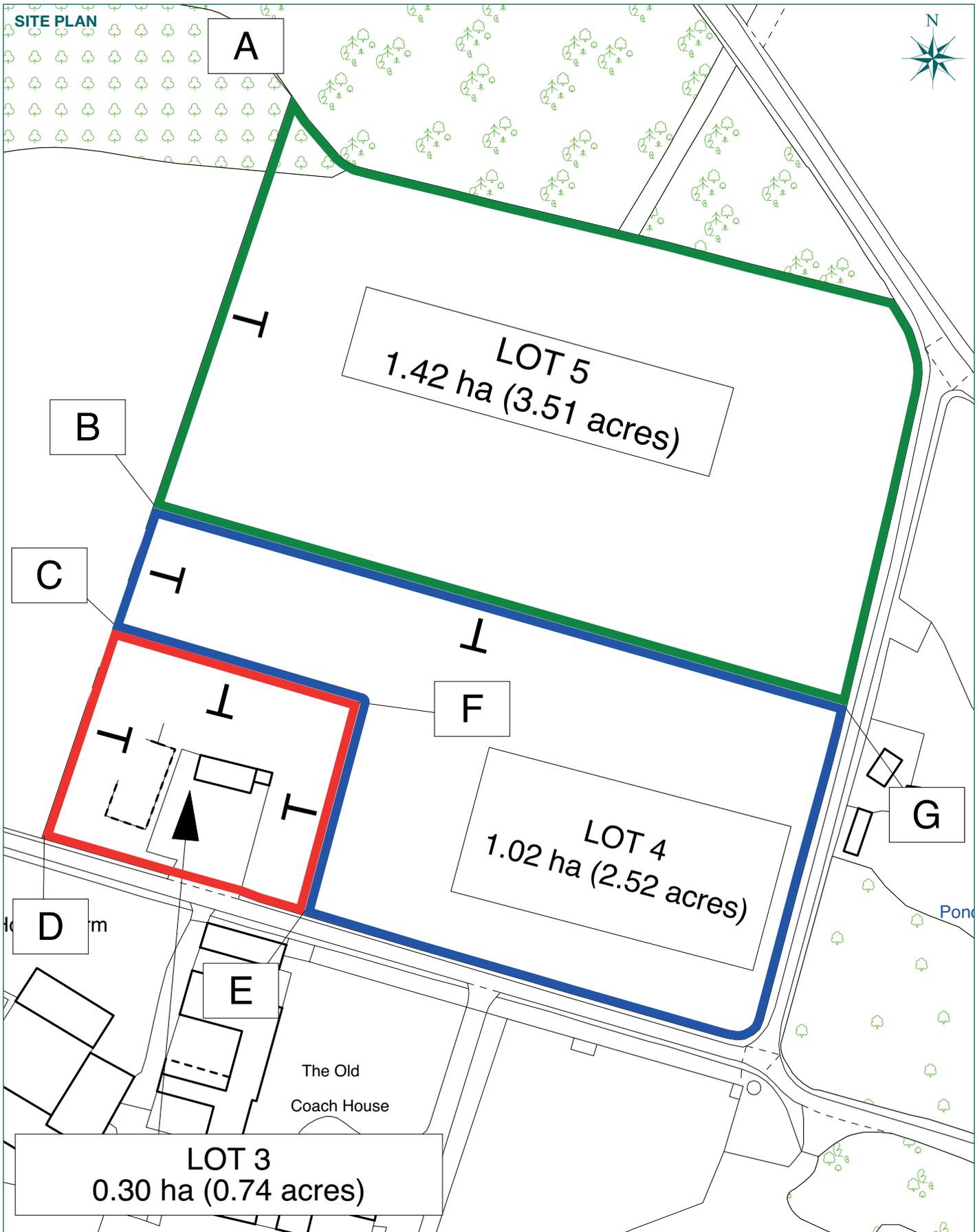
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Tel: 01603 250808

Email: info@irelands.co.uk



**IMPORTANT NOTICE**

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