



MILL FARM

Lower Southrepps | Norwich | Norfolk | NR11 8UJ

Irelands
Arnolds | Keys



MILL FARM
Lower Southrepps
Norwich
Norfolk
NR11 8UJ

**An opportunity to acquire a smallholding
comprising period Farmhouse, range of
Traditional Farm Buildings, Grazing Meadows
and Carr Woodland.**

The whole extending to approximately 5.37 Ha (13.27 Acres)

FOR SALE BY PRIVATE TREATY

As a Whole

Arnolds | Keys

27A Church Street
Cromer, NR27 9ES

Tel: 01263 512026

Email: cromer@arnoldskeys.com

www.arnoldskeys.com

Contact: Hayley Burton-Pye

Irelands
Arnolds | Keys

2 Harford Centre
Hall Road
Norwich, NR4 6DG

Tel: 01603 250808

Email: info@irelands.co.uk

www.irelands.co.uk

Contact: Tom Corfield MRICS FAAV

PARTICULARS OF SALE

INTRODUCTION

Mill Farm presents the opportunity to acquire a ring-fenced smallholding extending to approximately 5.37 Ha (13.27 Ac). The property comprises a detached period farmhouse and range of traditional farm buildings which are situated at the heart of the property, together with grazing meadows and Alder Carr woodland.

LOCATION

Mill Farm is located to the south of the rural North Norfolk village of Southrepps. The popular market town of North Walsham is located 4 miles to the south which provides a wide range of local shopping, amenities and schooling facilities. The seaside towns of Cromer and Sheringham are located 6 to 11 miles to the north with their pleasant sandy beaches.

The City of Norwich is 19 miles to the south and provides a wealth of shops, amenities, restaurants and leisure facilities as well as a direct rail link to London Liverpool Street (under 2 hours) and an International Airport offering regular flights to a wide range of destinations.

DIRECTIONS

From the centre of Cromer head south on the A149 towards Norwich for approximately 2.5 miles. At the junction with the A140 continue straight on along the A149 towards North Walsham for another 2.0 miles. Turn left on to Church Road signposted for Gunton train station and Thorpe Market Church.

Follow this road for approximately 1.0 mile and at the crossroads continue straight over onto Bradfield Road. Follow this road for approximately 300 yards and the driveway to the property will be found on your left hand side as indicated by the 'For Sale' sign. The postcode is NR11 8UJ.

MILL FARM

(as shown outlined red on the Site Plan)

Mill Farmhouse is a detached, 3 bedroom period farmhouse which dates back to the 1700's which is constructed of brick and flint under a clay pantile roof. On the eastern gable is a mono pitched UPVC conservatory. The property benefits from UPVC double glazed windows throughout and has also been rewired but now requires a programme of modernisation and improvement and possible extension (stpp) to maximise the space. Presently the property provides the following accommodation:

Ground Floor

Covered **front porch** to front door into:

Hall – 1.13m x 2.11m. Stairs to 1st floor. Doors to:

Sitting Room – 3.33m x 6.16m. Bay window to the front aspect, fireplace with fitted solid fuel stove and two night storage heaters.

Dining Room – 3.15m x 6.14m. Bay window to the front aspect, fireplace with fitted solid fuel stove, two night storage heaters and cupboard under stairs.

Breakfast Room – 4.00m x 3.66m. Open fireplace with fitted solid fuel stove with black boiler, night storage heater.

Kitchen – 2.80m x 3.73m. Fitted with a range of wooden kitchen units comprising base and wall units under laminate effect worktops, fitted stainless steel sink and fitted double electric oven.

Conservatory – 3.91m x 2.89m. Brick dwarf wall with UPVC double glazed units.

Stairs to **Landing** – 5.80m x 0.78m.

First Floor

Bedroom – 3.35m x 3.95m. With night storage heater.

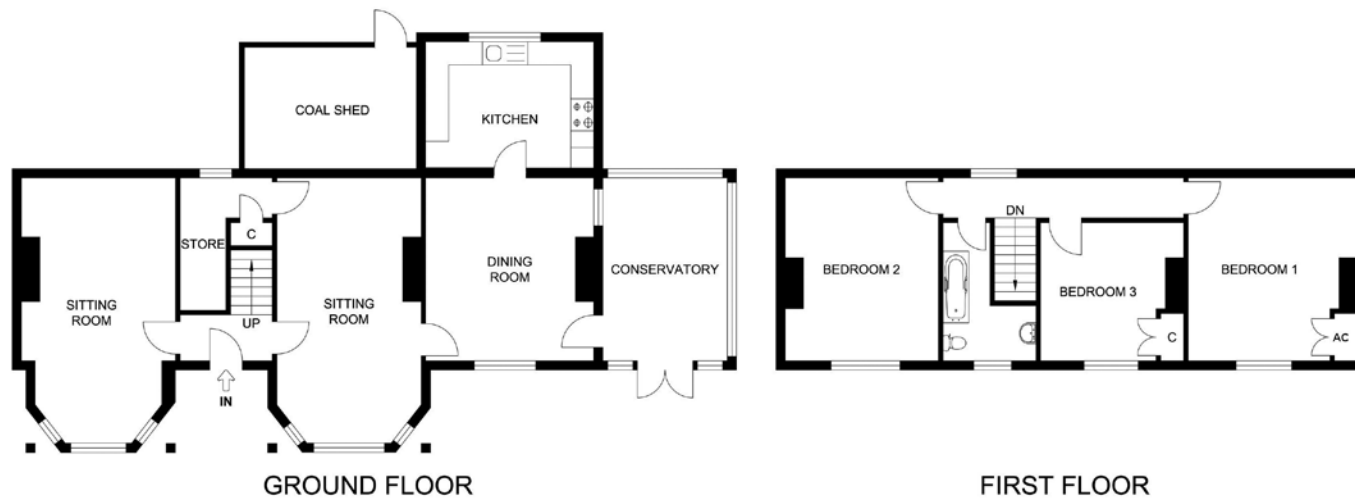
Bathroom – 1.71m x 1.21m. Fitted cream suite with bath, WC and pedestal sink, fully tiled, wall mounted fan heater.

Bedroom – 3.03m x 3.18m. Built in wardrobe and night storage heater.

Bedroom – 4.04m x 3.69m. Night storage heater. Built in cupboard housing hot water cylinder.

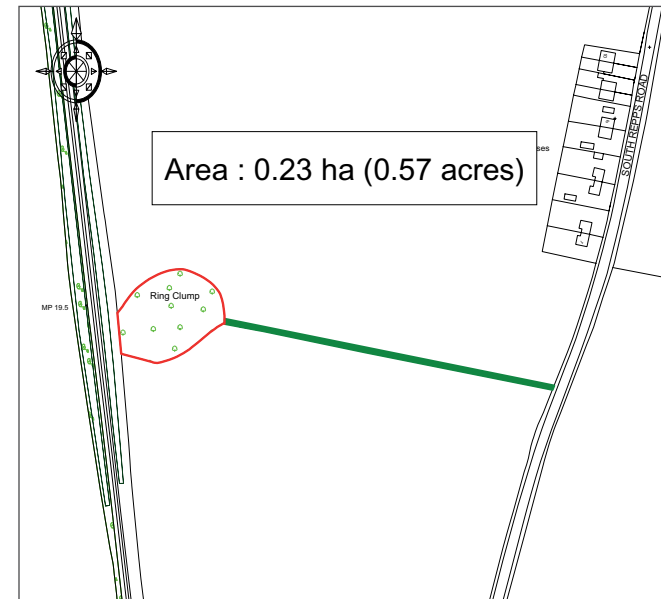
Outside

The property comprises a generous sized garden to the front and side aspect which is currently laid to lawn with established borders, shrubs and trees. There is also a vegetable patch and orchard with variety of fruit trees.



MILL FARM, BRADFIELD ROAD, LOWER SOUTHREPPS, NR11 8UJ

Illustration for identification purposes only, not to scale.



To the rear of the property (accessed from outside) is a **Store room / Coal house** - 3.85m x 2.71m.

Services

Mains electric | Private sewage | Private water supply

THE LAND

The land at Mill Farm is principally located to the north of the Farmhouse and comprises a mixture of wet grazing meadows and Alder Carr woodland all of which benefits from being fully stock fenced. It would now benefit from the internal drains being cleaned out and some work carried out to thin the quantity of trees to encourage the grass. The land is currently being managed by Norfolk Wildlife Trust on an informal arrangement.

The remaining land comprises a parcel of reed and an area of rough ground to the left and right

of the driveway which includes further dilapidated buildings and old cars. Please be vigilant when making your inspection.

In addition to the land at Mill Farm there is a small off lying parcel of Woodland, known as Ring Clump located close to the railway line, south of the Gunton train station. The woodland extends in all to approximately 0.23 Ha (0.57 Acres) as shown outlined red on the site plan. We understand that there is vehicular access to the woodland directly from Southrepps Road (shown coloured green on plan) but this is currently overgrown and so we recommend making your inspection on foot. The nearest postcode is: NR11 8UH.

THE BUILDINGS

The traditional farm buildings comprise a U shaped range of single storey brick buildings under a clay pantile roof. The former courtyard area has been

infilled with a general-purpose steel portal frame building with steel profile cladding and corrugated asbestos cement sheet roofing.

Adjoining, on the eastern side of the traditional barns are a collection of derelict former piggeries constructed of block under corrugated asbestos sheet roof. To the south of the barns are various timber framed sheds which are in a dilapidated state.

The traditional buildings offer an exciting opportunity for a variety of alternative uses such as conversion to residential or holiday lets subject to planning permission.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The Property is offered for sale by Private Treaty as a whole with a Guide Price of £575,000.

VIEWING

Strictly by appointment with the Agents, telephone Arnolds Keys, Cromer: 01263 512026.

TENURE AND POSSESSION

The property is sold freehold with vacant possession on completion.

HEALTH AND SAFETY

Viewing is at your own risk and we ask all parties to be extra vigilant especially if children are attending the viewing. For the avoidance of doubt neither the vendors nor their agents accept any liability.

COUNCIL TAX

Band D

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated in Band F – 37.

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.

FIXTURES & FITTINGS

All fixtures and fittings are specifically excluded from the sale. Please contact the Agent for clarification on any particular item(s) of interest.

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. Photographs dated March 2018; Particulars dated March 2018.

DESIGNATIONS

The land is within a Nitrate Vulnerable Zone.

OUTGOINGS

Environment Agency General Drainage Charges.

EASEMENTS, COVENANTS AND RIGHTS OF WAY

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 jurisdiction of 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

Norfolk County Council – 01603 222222
North Norfolk District Council – 01263 513811
Natural England – 0300 060 3900
Anglian Water Services Ltd – 0345 145145
Environment Agency – 0870 850 0250

VAT

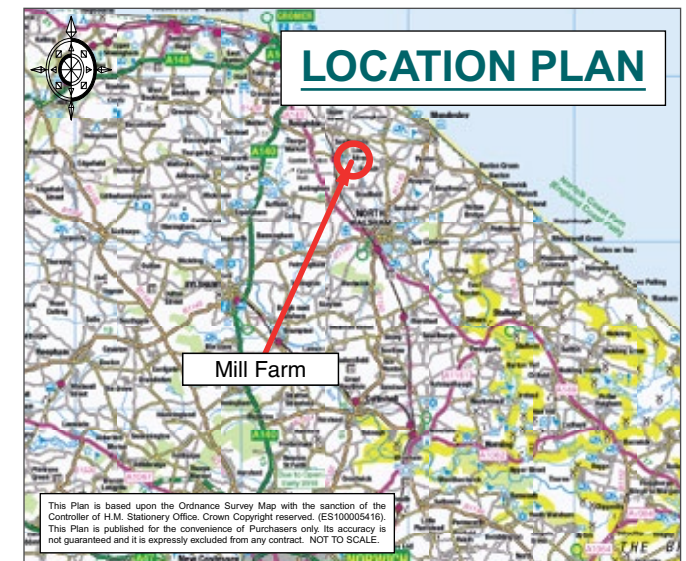
In addition to the purchase price should any sale of the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser(s) in addition.

PARTICULARS AND PLANS

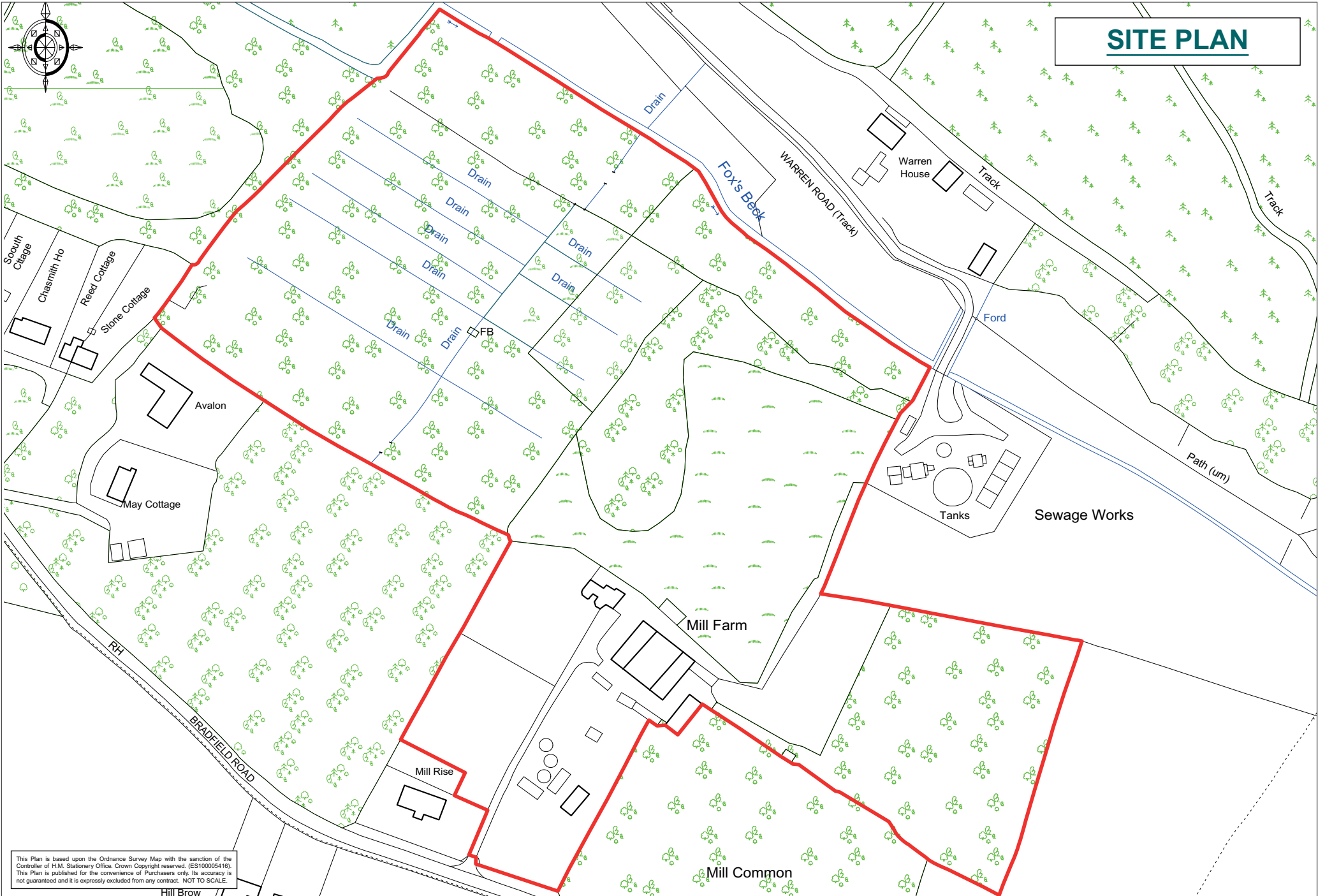
These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and all boundaries any errors or statements shall not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

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.



SITE PLAN



This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (E510005416). 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.

Hill Brow



irelands.co.uk | 01603 250808

2 Harford Centre, Hall Road, Norwich NR4 6DG

Arnolds Keys

arnoldskeys.com