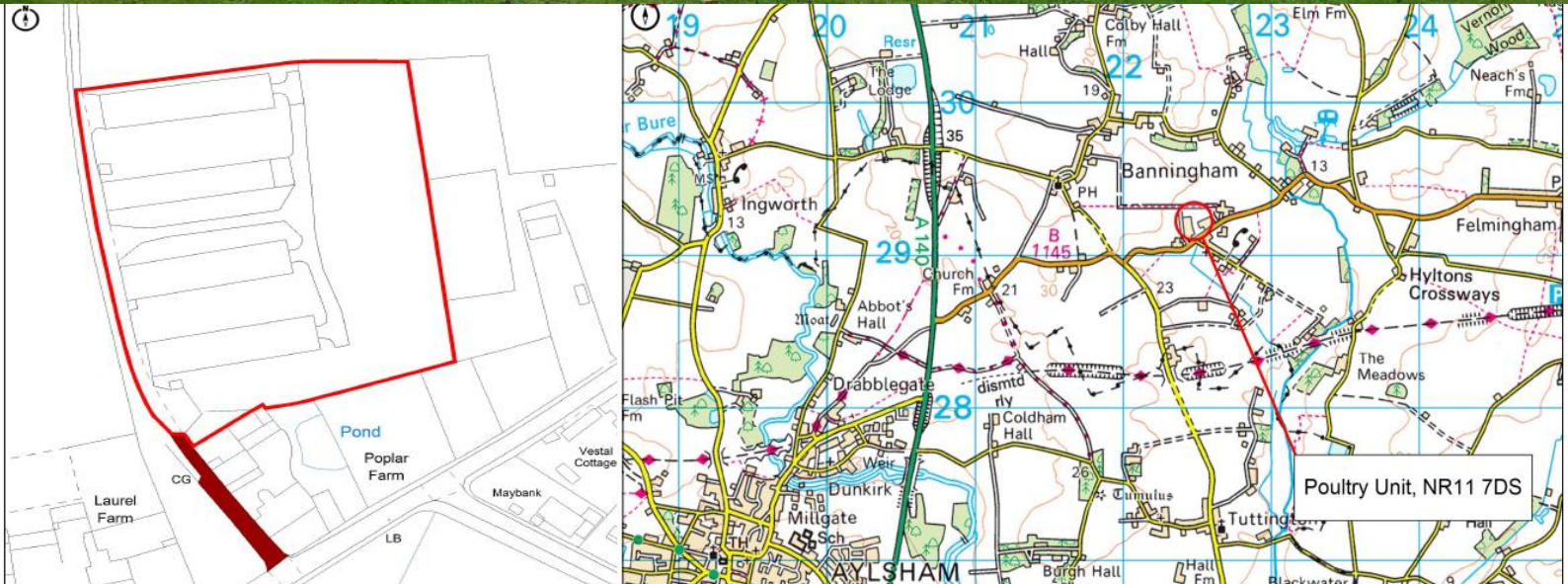


Arnolds | Keys

Ireland's Agricultural



POULTRY UNIT – TO LET

North Walsham Road | Banningham | Norfolk | NR11 7DS

Four equipped poultry sheds suitable for broilers or layers in all extending to 1.19 hectares (2.94 acres)

DESCRIPTION

This poultry unit represents an opportunity to enter into a long-term Farm Business Tenancy to run an indoor poultry business. The site comprises four equipped poultry sheds, a separate WC, and grounds extending in total to 1.19 hectares (2.94 acres). The site has a 38,000 bird capacity.

Buildings 1, 2 & 4 – 12.06m x 46.59m. With automatic drinkers, automatic feeders, feed silo, two gas heaters, ventilation hatches and climate control.

Building 3 – Office - 6.42m x 5.83m. With telephone point, wash basin and control units. **Storage room** – 5.94m x 3.73m. With separate access. **Poultry unit** – 45.86m x 10.23m. With automatic drinkers, automatic feeders, feed silo, two gas heaters, ventilation hatches and climate control.

W.C. – W.C and wash basin.

LOCATION

The site is located off the B1145 North Walsham Road in the North Norfolk village of Banningham. The market town of Aylsham is approximately 2.6 miles to the south west whilst the City of Norwich lies approximately 15 miles to the south. Both provide a range of services and amenity facilities.

The unit is accessed over a private drive coloured brown on the plan. The access is shared with the neighbouring Poplar Farm.

DIRECTIONS (Postcode: NR11 7DS)

From the outer Norwich ring road head north on the A140 Cromer Road and continue for 1.7 miles. At the roundabout take the 2nd exit to remain on the A140 and then take the 1st exit at the next roundabout. Continue on the A140 Cromer Road for 7.5 miles and then at the roundabout take the 3rd exit onto the A140 Cromer Road. Continue for 2 miles and then turn right onto the B1145 North Walsham Road (signposted for North Walsham and Felmingham). Continue for 1.1 miles. The gated entrance is located on the left-hand side with a sign reading "Polar Farm". Continue through two gates to the top of the gravel drive.

METHOD OF LETTING

The poultry unit is offered to let on an initial five year Farm Business Tenancy (FBT). Offers are invited. The landlord will not be bound to accept the highest or any offer received.

VIEWING

Strictly by appointment only. Please contact the Agent to arrange a viewing.

TIMETABLE

The tenant shall complete the tenancy agreement no later than fourteen days after receipt provided satisfactory references have been obtained. The tenant will be required to make the first rent payment at the date of signing the tenancy.

EXPENSES

The successful applicant will pay £150 plus VAT towards the cost of preparing the agreement and carrying out reference checks. A copy of the agreement is available for inspection at the Agent's office.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations we are required to check the identity of the successful applicant. In order to comply with the regulations, we will need to see one form of photographic identification (passport or driving licence) and a utility bill which must be in your name and no more than three months old (mobile phone bills are not acceptable).

SERVICES

The property benefits from mains electricity, water and drainage. The site benefits from a back-up generator. There are also propane gas bottles on site.

RIGHTS OF WAY, EASEMENTS AND COVENANTS

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

AUTHORITIES

North Norfolk District Council – 01263 513811
Norfolk County Council – 0344 800 8020
Environment Agency – 0870 850 0250
Rural Payments Agency – 03000 200 301

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

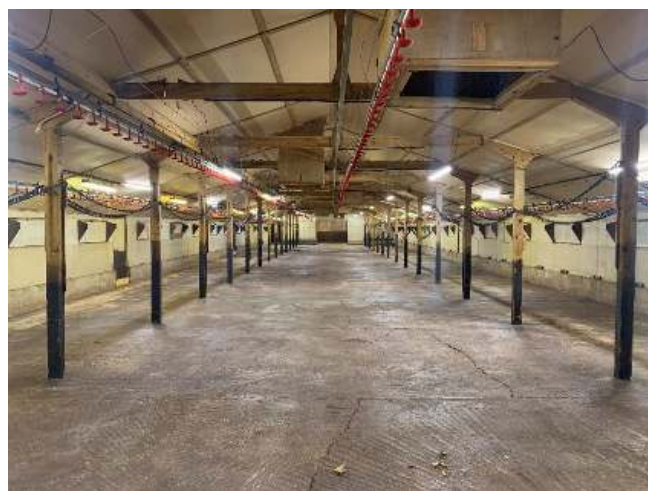
Should any dispute arise between the landlord and the tenant as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

AGENT

Arnolds Keys – Irelands Agricultural
Contact: Matthew Davey
Tel: 01603 250808 | Email: matthew.davey@arnoldskkeys.com

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 tenants(s) should satisfy themselves on such matters prior to letting. The tenant(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 landlord or his servants, or agents, in relation to, or in connection with the property. The property is let with all faults and defects whether of condition or otherwise, and the landlord 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 tenant(s) to rescind or be discharged from the tenancy, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Particulars dated November 2019.



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