



## Arable Land For Sale

Two parcels of Grade 2 arable land extending in all to approximately 11.13 hectares (27.50 acres)

Shack Lane | Blofield | Norfolk | NR13 4DD

For Sale by Private Treaty. Offered as a whole or in two lots.

## DESCRIPTION

Two parcels of productive arable land extending to approximately 11.13 hectares (27.50 acres). The land has been farmed to a very high standard for many years as part of a standard arable and root crop rotation.

Lot 1 comprises a regular shaped parcel extending to 4.01 hectares (9.91 acres), as edged red on the site plan. Lot 2 comprises a regular shaped parcel extending to 7.12 hectares (17.59 acres), as edged blue on the site plan.

The land is classed as Grade 2, with soils of the Hall and Sheringham soil series described as being freely draining and slight acid loamy soils, suitable for a range of cropping including spring and autumn sown arable and vegetable crops.

The land is suitable for continued agricultural use, alongside environmental schemes. Alternatively, it could be used for amenity purposes, equestrian, or for biodiversity net gain (BNG) subject to planning.

## LOCATION

The land is situated approximately 7 miles east of the City of Norwich. Access to the land is directly off Shack Lane and Holly Lane.

**Postcode:** NR13 4DD

**Lot 1:** What3Words //raft.bounding.toffee

**Lot 2:** What3Words //erupt.represent.clashes

## DIRECTIONS

From Norwich head east along the A47 (Southern Bypass). At Shell/McDonalds roundabout at Brundall, head straight over and follow the A47 for just 0.7 mile before taking a short slip road off to the left, signposted towards Blofield Heath. At the end of the slip road turn left onto Shack Lane. Follow the road for 1 mile and the field entrances will be on your right, at the junction with Holly Lane.

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing during daylight hours only with a set of particulars in hand. Please be vigilant and take care when making your inspection, in consideration of your own personal safety.

### METHOD OF SALE

The land is offered for sale by Private Treaty as a whole or in two lots with guide prices of:

Lot 1: £120,000

Lot 2: £210,000

### TENURE AND POSSESSION

Freehold with Vacant Possession on completion.

### MINERALS, TIMBER AND SPORTING RIGHTS

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

## LAND REGISTRY

The land forms part of Title Number NK404004.

## ENVIRONMENTAL STEWARDSHIP

The land is entered into a Countryside Stewardship Scheme but the parcels will be removed from the scheme upon Exchange of Contracts.

## RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency. Any Delinked Payment will be retained by the Vendors.

## INGOING VALUATION

The purchaser(s) will take over the growing crops at completion subject to an additional payment based on the costs incurred up to the date of completion.

## OVERAGE

The land is offered for sale subject to an Overage Clause for a period of 30 Years, where 30% of any increase in value will be due to the Vendor (or their Successor in Title) on the grant of any Planning Permissions for any non-agricultural development of the land.

## 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.

## IRRIGATION

An Easement will be entered into between the Vendor (and Successors in Title) and the Purchaser (and Successors in Title) to allow the Vendor full access to repair, improve and maintain an underground irrigation pipe which is laid north to south on Lot 1. Further details are available from the Vendor's Agent.

## OUTGOINGS

Environment Agency General Drainage Charges.

## AUTHORITIES

Broadland District Council – 01603 431133

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 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(s) 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.

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 December 2024; Particulars dated January 2025.