



Arable Land, Yard & Woodland For Sale

Productive land extending in all to approximately 12.11 hectares (29.92 acres)

Church Farm Road | East Ruston | Norfolk | NR12 9HJ

For Sale by Private Treaty as a whole.

DESCRIPTION

Productive arable land, with an adjoining yard, building and woodland extending to approximately 12.11 hectares (29.92 acres).

The yard/building/pond/fallow field extends to 1.13 hectares (2.80 acres). The woodland extends to 0.49 hectare (1.22 acres). The arable land extends to 10.48 hectares (25.9 acres).

The land is classed as predominantly Grade 1, with soils of the Hanworth, Sustead, Adventurers' Soil Series described as being loamy and peaty.

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 2 miles north of Stalham and 16 miles northeast of the City of Norwich. Access to both parcels of land is directly off Church Farm Road.

Postcode: NR12 9HJ

what3words:

///physics.witless.homelands (Northern Block)

///honeybees.acrobats.darkens (Southern Block)

DIRECTIONS

From Stalham, head north on Brumstead Road (B1159). Follow the road for 2 miles before taking a right onto Church Farm Road. After 0.1 mile the entrance to the southern block will be on your right, immediately opposite a thatched barn. For the northern block, follow the road for another 0.1 mile and the entrance to the field will be on your left.

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 with a **Guide Price of £360,000.**

TENURE AND POSSESSION

Freehold. Vacant possession will be given 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 is registered with the Land Registry and forms part of Title NK337530.

ENVIRONMENTAL STEWARDSHIP

The land is entered into a Countryside Stewardship Scheme and we understand that the scheme expires at the end of 2025.

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency. No Delinked Payment will be transferred.

PLANNING

The property is within the jurisdiction of North Norfolk District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

HOLDOVER

Right of Holdover will be in place for the harvesting and removal of the maize crop until 30th November 2025.

OVERAGE

The land is offered for sale subject to an Overage Clause for a period of 30 years, where 50% of any increase in value will be due to the Vendor (or their Successor in Title) on the implementation or sale of land with any Planning Permissions for any non-agricultural development of the land, excluding equestrian.

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.

OUTGOINGS

Environment Agency General Drainage Charges.

AUTHORITIES

North Norfolk District Council – 01263 513811

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.

MONEY LAUNDERING REGULATIONS

We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s).

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 purchaser(s) 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 vendors 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(s) 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 2025. Particulars dated April 2025.

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