

Ref: AG2025864

Dear Sirs,

**TO LET: Land at Skeyton & Tuttington**

Please find enclosed particulars and tender form for approximately 89.66 hectares (221.55 acres) being predominantly arable and grass in the villages of Skeyton and Tuttington.

The land is offered to let by tender; on an initial five year Farm Business Tenancy.

The closing date for receipt of tender forms is 12 noon on Friday 4<sup>th</sup> July.

Should you have any questions or queries please contact me.

Yours faithfully



Tom Corfield MRICS FAAV  
Partner

**On behalf of Arnolds Keys - Irelands Agricultural**

Email: [tom.corfield@arnoldskeys.com](mailto:tom.corfield@arnoldskeys.com)

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8 Market Place, Aylsham NR11 6EH **T** 01603 250808 **W** [arnoldskeys.com](http://arnoldskeys.com)

**Partners:** Guy Gowing | Charlie Penrose | Simon Evans | Tom Corfield | Nick Williams | Phil Cooper

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**To Let by Tender - Land at Skeyton & Tuttington  
extending to approximately 89.66 Hectares (221.55 Acres)**

On a 5 year Farm Business Tenancy commencing 11th October 2025

Closing date for receipt of tender offers: Friday 4th July 2025 at 12 noon



## LOCATION

The land at Skeyton is located approximately 4 miles east of the market town of Aylsham and approximately 4 miles south west of the market town of North Walsham. From Skeyton the land at Tuttington is approximately 1.5 miles to the west. Refer to the Location Plan included.

## DESCRIPTION

The land at Skeyton & Tuttington extends in all to approximately 89.66 hectares (221.55 acres) and comprises six arable fields together with some useful parcels of grassland.

The land has been used for a typical arable rotation including cereals, sugar beet and potatoes.

Of the whole, the arable land extends to approximately 79.69 hectares (196.91 acres) with the grassland being approximately 9.13 hectares (22.56 acres).

The arable land at Tuttington is classified as grade II with the arable land at Skeyton being grades II and III with part being grade I.

The soils are of the brown earths group being of the Hall and Sheringham soil series described as a coarse loam over sand over glaciofluvial drift.

The land is offered as a whole, to let on a Farm Business Tenancy (FBT) for an initial five year fixed term.

The land is identified in the following schedule:

Field Parcel No	Gross Area - Ha	Land Use	Net Area - Ha	Net Area - Ac
TG2227 4812	2.63	Arable	2.63	6.50
TG2227 7356	8.77	Arable	8.77	21.67
TG2227 9575	0.41	Grass	0.41	1.01
TG2327 0275	0.17	Scrub	0.00	0.00
TG2327 0553	2.36	Grass	2.36	5.83
TG2327 0241	1.60	Grass	1.60	3.95
TG2327 0629	0.96	Grass / Trees	0.69	1.70
TG2425 7232	33.39	Arable	33.39	82.51
TG2426 3181	1.04	Grass	1.04	2.57
TG2426 3891	0.40	Grass	0.40	0.99
TG2426 4894	2.63	Grass	2.63	6.50
TG2426 5157	14.12	Arable / Scrub	14.05	34.72
TG2426 6411 pt	16.08	Arable / Scrub	15.75	38.92
TG2527 0617 pt	5.10	Arable	5.10	12.60
<b>TOTAL - Ha</b>	<b>89.66</b>			
<b>TOTAL - Ac</b>	<b>221.55</b>			

SUMMARY	Area - Ha	Area - Ac
Arable	79.69	196.91
Grass	9.13	22.56
Scrub/ Trees	0.84	2.08
<b>TOTAL</b>	<b>89.66</b>	<b>221.55</b>

## DIRECTIONS – For the land at Tuttington

Travelling from Aylsham, exit the Town by the roundabout with the BP petrol station. Head north up the A140 towards Cromer. Take the first right turn off the A140 signposted Tuttington. Follow this road for approximately 1.4 miles into the village of Tuttington and at the **junction\*** turn left and then immediately right onto Common Lane which is a single track dead end road. The arable field (7356) is on your left. Continue along Common Lane for 300 yards and at the bend in the road is the access track off to the right which leads to some of the grassland. Postcode: NR11 6TG | what3words: ///enter.replenish.initiates

Continue along Common Lane for a further 100 yards and the final parcel of grassland (9575) will be on your right. Postcode: NR11 6TH what3words: ///discrepancy.calms handyman

\* **From the junction:** Turn right and the final arable field (4812) will be found on your right opposite the Church. Postcode: NR11 6AG what3words: ///prominent.shape.speedy

## DIRECTIONS – For the land at Skeyton (continued from Tuttington)

\* **From the junction** in Tuttington turn right and take the next left onto Beck Lane, signposted towards Skeyton. Follow the road for approximately 1.1 miles and turn left onto Common Road. The grassland will be found immediately on your left (parcels 3181, 3891 & 4894). Postcode: NR10 5BB

Continue along Common Road bearing round to the right onto Swanton Abbott Road, arable parcel 5157 will be on your right. Continue to the crossroads and turn left and arable parcel 0617 pt will be found on your left opposite Skeyton Village Hall. Postcode: NR10 5AS what3words: ///deeper.attaching.nickname

For the remaining land return back along Swanton Abbott Road/ Common Road and turn left onto New Road, parcel 5157 will be on your left. Continue along the road and parcel 6411 pt will also be on your left. Post code: NR10 5AZ | what3words: ///handover.tempting.minerals

Continue to the end of New Road and at the crossroads continue straight over onto Long Road. The final field, 7232 will be on your left. It also benefits from frontage onto Black Horse Road and Church Road. Postcode: NR10 5ED | what3words: ///sparrows.maternal.diplomas

Refer to the Location Plan included.

## GENERAL REMARKS AND STIPULATIONS

### METHOD OF LETTING – SUBJECT TO TENANCY AGREEMENT

The Land is offered to let by Informal Tender.

Offers are invited by completion of the attached Tender form. This form should be submitted in a sealed envelope to: Arnolds Keys – Irelands Agricultural, 8 Market Place, Aylsham, Norwich, NR11 6EH. The deadline is: **12 Noon on 4th July 2025.**

In order to preserve the confidentiality of offers, the envelope should be clearly marked 'SKEYTON'. If you are posting your offer add your name on the envelope in order that you can ascertain by telephone that it has arrived. E-mailed offers will NOT be accepted.

**FARM BUSINESS TENANCY (FBT) AGREEMENT**

The successful applicant will be granted a five year fixed term, Farm Business Tenancy (FBT) commencing on 11th October 2025. The rent is to be paid half yearly in advance.

**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. Neither the Landlords or Agents accept any liability.

**RURAL PAYMENTS AGENCY**

The land is all registered with the Rural Payments Agency and will be transferred to the successful applicant.

**INGOING VALUATION / DILAPIDATIONS**

There will be no ingoing valuation and no claim will be entertained for dilapidations, if any.

**HOLDOVER**

Holdover will be retained on the fields which are currently in Sugar Beet until 30th November 2025.

**EARLY ENTRY**

Not available.

**ENVIRONMENTAL SCHEMES**

The land is part of an existing Mid Tier Stewardship agreement. The agreement will be updated so that there will not be any requirement to continue with the management options on the land.

**SERVICES**

No mains services are connected.

**TIMBER AND SPORTING RIGHTS**

All timber and sporting rights are to be retained by the Landlord.

**EASEMENTS AND RIGHTS OF WAY**

The property is let subject to all easements, rights of way, privileges etc., which may effect the same, whether mentioned hereto or not. There are no public footpaths or rights of way over the land.

**OUTGOINGS**

General Drainage Charges are payable to the Environment Agency. A further drainage charge will be payable to Norfolk Rivers Internal Drainage Board.

**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.

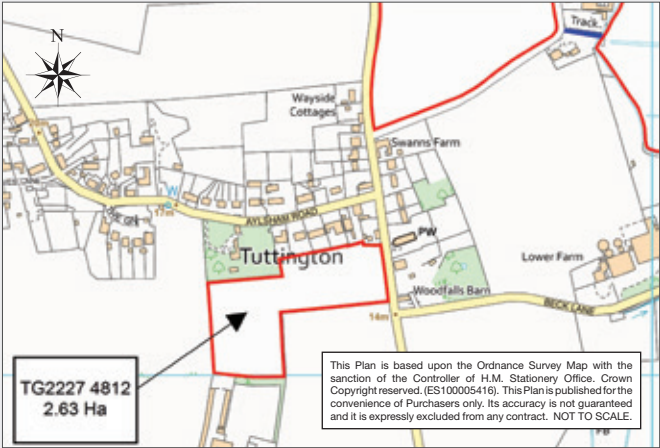
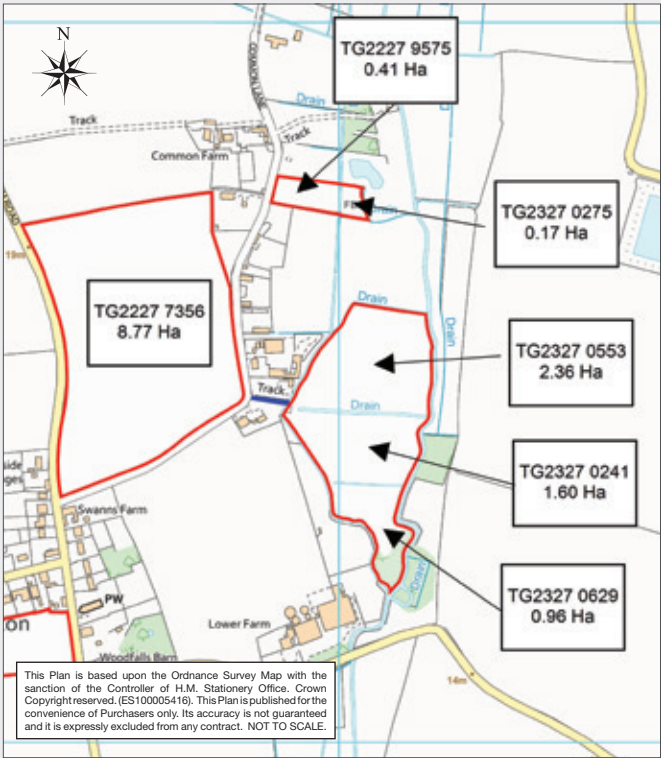
**AUTHORITIES**

Rural Payments Agency: 03000 200 301  
Environment Agency: 0870 850 0250  
Norfolk Rivers IDB: 01553 819 600

**AGENTS NOTE**

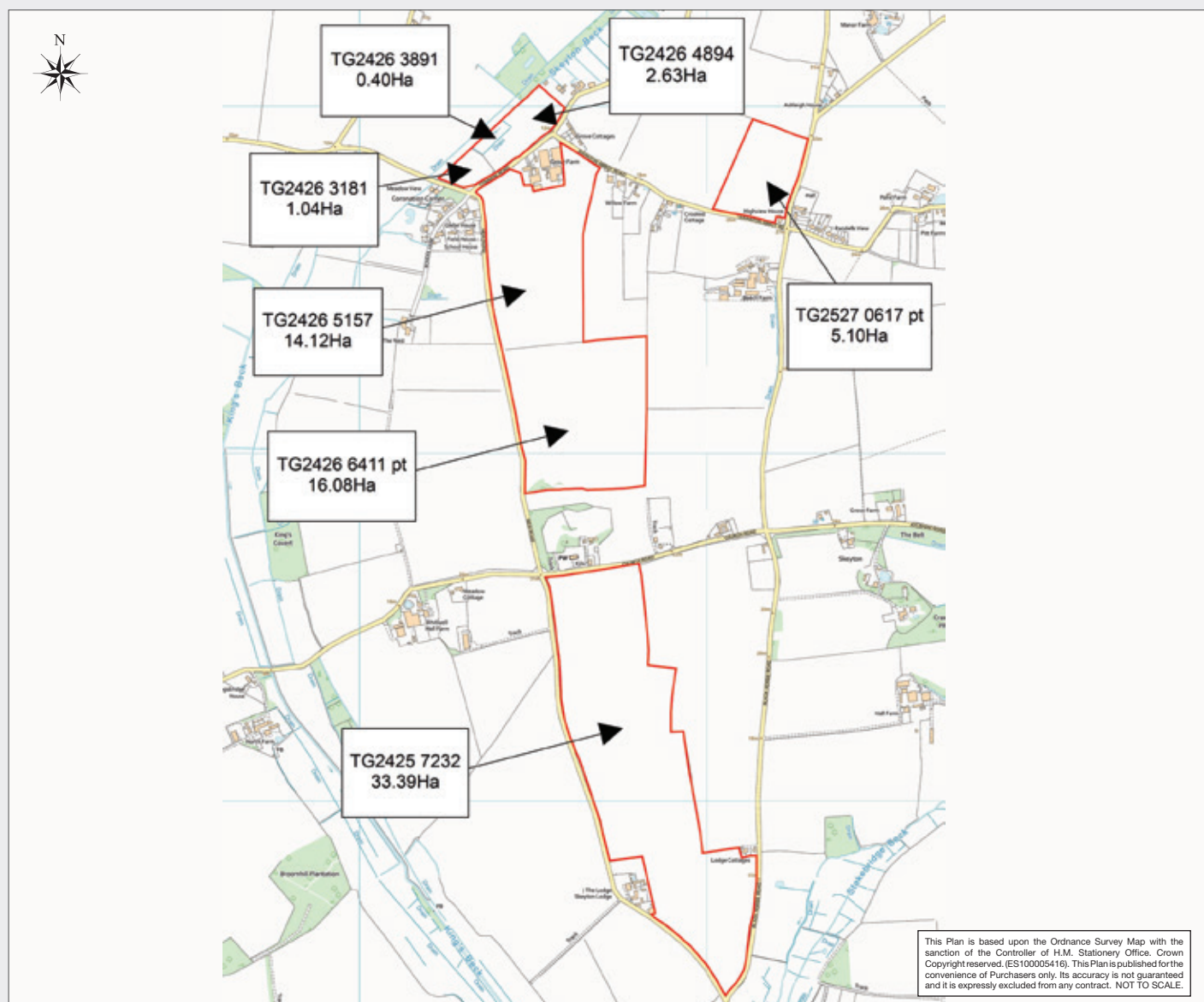
In accordance with the Estate Agents Act it should be noted that the Landlords of the property are a Trust and one of the Trustees is a Consultant of Arnolds Keys – Irelands Agricultural.

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 June 2025. Particulars dated June 2025.



## Cropping History

Field Parcel No	Field Name	Cropped Area - (Ha)	Cropped Area - (Ac)	2025	2024	2023	2022	2021
TG2227 4812	Tuttington Church	2.63	6.50	Sugar Beet	Winter Wheat	Oilseed Rape	Spring Barley	Sugar Beet
TG2227 7356	Tuttington	8.77	21.67	Sugar Beet	Winter Wheat	Oilseed Rape	Spring Barley	Sugar Beet
TG2227 9575		0.41	1.01	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2327 0275		0.00	0.00	Scrub	Scrub	Scrub	Scrub	Scrub
TG2327 0553		2.36	5.83	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2327 0241		1.60	3.95	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2327 0629		0.69	1.70	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2425 7232	Lodge	33.39	82.51	Maize	Maize	Winter Wheat	Winter Wheat	Winter Wheat
				Spring Barley	Sugar Beet	Potatoes	Potatoes	Potatoes
				Sugar Beet	Winter Barley	Sugar Beet	Winter Barley	Winter Rye
TG2426 3181		1.04	2.57	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2426 3891		0.40	0.99	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2426 4894		2.63	6.50	P. Pasture	P. Pasture	P. Pasture	P. Pasture	P. Pasture
TG2426 5157	Grove	14.05	34.72	Winter Wheat	Oilseed Rape	Fallow	Winter Wheat	Winter Wheat
TG2426 6411 pt	Back of Church	15.75	38.92	Spring Barley	Potatoes	Winter Wheat	Oilseed Rape	WW or WB?
TG2527 0617 pt	Bungalow	5.10	12.60	Spring Barley	Sugar Beet	Spring Barley	Winter Barley	Winter Rye & Winter Wheat
<b>TOTAL</b>		<b>88.82</b>	<b>219.47</b>					



**01603 250808**

8 Market Place | Aylsham | Norwich | NR11 6EH

**arnoldskeys.com**



**Arnolds | Keys**  
Irelands Agricultural



**LAND AT SKEYTON & TUTTINGTON, NORWICH, NORFOLK**

**Comprising Arable, Pasture & Wood**

**Extending in all to approximately  
89.66 Hectares (221.55 Acres)**

**TENDER FORM: SUBJECT TO SATISFACTORY REFERENCING &  
COMPLETION OF TENANCY**

NAME OF APPLICANT: .....

ADDRESS: .....

.....

.....

.....

TELEPHONE NO: .....

MOBILE NO: .....

E-MAIL ADDRESS: .....

**PLEASE INCLUDE:**

A letter from your accountant confirming how long you have been trading along with a statement confirming your ability to meet the rent being offered.

Please write below the rent you will offer (on a per year basis) for the property as detailed in the particulars:

.....(nos.)

.....

.....(words)

Please provide details of your current farming enterprise:

.....

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.....

Please provide a name and contact details for a referee who is prepared to give a reference for you:

.....

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.....

.....

**SIGNED:** .....

**DATE:** .....

**PLEASE NOTE THE FOLLOWING:**

- 1. Your offer should be in writing and in pounds sterling, subject to contract.
- 2. No offer will be considered if it is made by reference to any other offer.
- 3. The Landlord does not undertake to accept the highest or any other offer.
- 4. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.

All Tender offers should be returned in a sealed envelope, clearly marked  
**‘SKEYTON’** and sent to:

**ARNOLDS KEYS – IRELANDS AGRICULTURAL, 8 MARKET PLACE, AYLSHAM, NR11 6EH**

to arrive no later than **12 NOON on 4<sup>th</sup> July 2025**