



# MANOR FARM

Wood Norton | Dereham | Norfolk | NR20 5BE

**Arnolds | Keys**  
Ireland's Agricultural





# MANOR FARM

Wood Norton | Dereham | Norfolk | NR20 5BE

Most Attractive Residential, Arable and Grass Farm  
in Mid Norfolk

Manor Farmhouse

Productive Arable and Grassland

Range of Modern and Traditional Farm Buildings

In all 142Ha (353Ac)

FOR SALE BY PRIVATE TREATY AS A WHOLE

8 Market Place

Aylsham

Norfolk

NR11 6EH

Tel: **01603 250808**

Email: [agricultural@arnoldskeys.com](mailto:agricultural@arnoldskeys.com)

Contact: **Simon Evans**

**Arnolds | Keys**  
Irelands Agricultural



## Introduction

Manor farm is an opportunity to purchase an attractive residential farm comprising Manor Farmhouse, a large range of farm buildings and productive arable and grassland.

The farm is located in a quiet rural location with access to major routes via the Norwich - Fakenham A1067.

## Situation and Access

The property is accessed directly from the main B1110 Guist to Melton Constable road and also has the benefit of access from the adjoining Twyford to Wood Norton road.

The principal nearby towns are Fakenham to the northwest, Holt to the northeast and Dereham to the south with the city of Norwich 21 miles to the south east. The Norwich Northern Distributor Road provides a convenient route from Mid Norfolk to the rest of the country with the A11 taking you south and the A47 taking you west.

Norwich train station provides frequent trains to London, whilst Norwich Airport offers flights to both UK and European destinations.





### Description

The property extends to approximately 142.91Ha (353.13Ac) in all and comprises a Period Farmhouse, modern and traditional farm buildings and productive arable land together with an area of grassland through the spine of the farm.

### Manor Farmhouse and Buildings totalling 0.84Ha (2.08Ac)

Manor Farmhouse, originally Hall Farm, is a detached grade II listed farmhouse with a north wing dating from the 17th Century and the south wing dating from the 18th Century. The House has distinctive tall chimneys and Dutch Gables and has provided a comfortable family home for the present owners for over 75 years. The accommodation is arranged to provide a separate entrance allowing independent accommodation more recently used for bed and breakfast. The house is elegant and characterful with two well-proportioned reception rooms and period detailing including beamed ceilings and inglenook fireplaces.

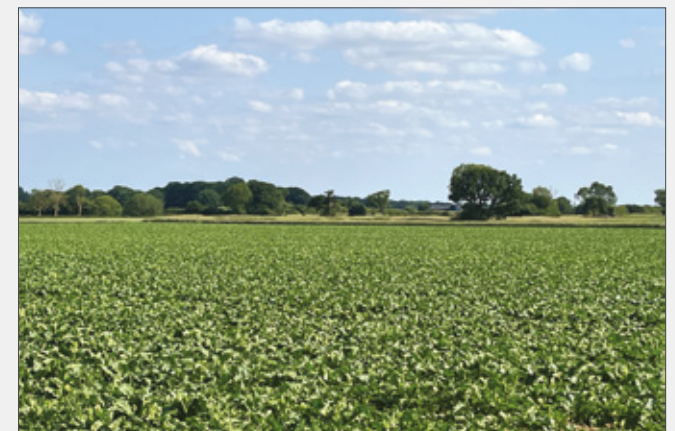
The farmhouse has extensive family accommodation with two reception rooms, kitchen, with AGA, laundry and shower room on the ground floor. The first and second floors provides six bedrooms, three with ensuite, together with separate bathroom and attic room.

The house has been well maintained but would benefit from a programme of modernisation and general updating. Any new owner will have a character home that can be adapted easily to suit the individual needs.

Outside there is a full range of outbuildings comprising garaging and general stores and orchard.

The formal gardens are situated to the northeast providing a suitable private space.





## Farm Buildings

The buildings provide a large range of storage and workshop accommodation more particularly;

- Livestock/Machinery Building – 32mx16m
- Traditional Barn/Remains of St Peter's Church
- Adjoining Dutch Barn
- Large Dutch Barn
- Former Livestock/Storage building
- Modern 1000t Grain Store – 24mx18m
- Former Brick, Block and Tile Livestock Building
- Modern Livestock Housing – 18mx12m

## Arable land and Grass meadows extending to 142.07Ha (351.05Ac)

Mainly ring fenced productive arable land, capable of growing a traditional range of arable and root crops, with extensive productive grassland located through the middle of the farm. The land is classified Grade 3 and more particularly described as slightly acid but base rich loamy and clayey.

The land is split in accordance with the following schedule:-

Arable	316.11ac
Grassland	31.80ac
Ponds spinney etc	4.25ac



## GENERAL REMARKS AND STIPULATIONS

**METHOD OF SALE:** The property is offered for sale as a whole. Please refer to the covering letter for the Guide Price.

**LOCATION:** The property is located off Hall Lane, Wood Norton NR20 5BE.

**What3Words** /// solder.improves.dolly

**TENURE AND POSSESSION:** The property is offered for sale freehold with vacant possession at completion subject to holdover.

**LAND AND CROPPING:** The land comprises productive arable land mainly classified Grade 3 and is detailed as being of the Adleby and Frekenham soil series being loamy over sand and some over boulder clay. The land has been farmed in-hand within a rotation of cereals, sugar beet and beans.

**HOLDOVER:** The vendor will retain a right of holdover for the purposes of harvesting, clamping and carting away the sugar beet until the end of 31st January 2026.

**COMPLETION:** The sale of the farm will complete on 11th October 2025 (or earlier by arrangement) subject to the right of Holdover where necessary.

**SUGAR BEET CONTRACT:** The vendor has a contract with British Sugar to grow 1298 tons of sugar beet. Every effort will be made to affect a transfer to the purchaser.

**ENVIRONMENTAL SCHEMES:** The property is currently subject to a Sustainable Farming Incentive (SFI) Scheme until 31st May 2026.

**SERVICES:** The property has the benefit of the following:-  
Mains water  
Mains Electricity – 3Phase  
Private Drainage  
Oil Fired Central Heating

**VIEWING:** Viewings are strictly by appointment through Arnolds Keys – Irelands Agricultural. Please contact Nikki Wagner 01603 250808 or Simon Evans 01603 251177.

**HEALTH & SAFETY:** Viewing is at your own risk. Due to the potential hazards of a working farm, we ask that you are vigilant and take care when making your inspection for your own personal safety. For the avoidance of doubt neither the vendors nor the agents accept any liability.

**INGOING VALUATION:** The vendors reserve the right to require the purchaser at completion to pay for inputs, cultivations and work carried to growing crops established for the 2026 harvest.

**MINERALS, TIMBER AND SPORTING RIGHTS:** In so far as they are owned by the vendor the sporting, mineral and timber rights are included within the sale.

**WAYLEAVES, EASEMENTS, COVENANTS AND RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements, covenants and rights of way which may affect the same, whether mentioned hereto or not. The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

**RURAL PAYMENTS AGENCY:** The land is registered with the Rural Payments Agency.

**ENVIRONMENTAL MATTERS:** The property lies within a Nitrate Vulnerable Zone.

**DRAINAGE RATES:** These are charged by the Environment Agency and the Norfolk Rivers Internal Drainage board.

**PLANNING:** The property lies within the area administered by 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. The farm is within the Countryside Policy area.

**LAND REGISTRY:** The land is registered with the Land Registry under Title Numbers: NK360178, NK359884, NK360173, NK360163 (part), NK254952 and NK360159

**AUTHORITIES:** North Norfolk District Council: 01263 513811  
Norfolk County Council: 0344 800 8020  
Rural Payments Agency: 03000 200 301  
Environment Agency: 03708 506 506

**FIXTURES & FITTINGS:** Only those fixtures and fittings mentioned in the sales particulars are included in the sale. Should you need clarification on any item please contact the agents.

**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 will be payable by the purchaser(s).

**PARTICULARS, PLANS, AREAS & SCHEDULES:** These particulars and plans are based upon Ordnance Survey National Grid and are believed to be correct, but their accuracy cannot be guaranteed. The purchaser(s) will be deemed to have checked the plan and satisfied themselves of the land being offered for sale.

**MONEY LAUNDERING REGULATIONS:** Under current Money Laundering Regulations we are required to check the identity of the purchaser(s).

**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 taken between March and July 2025.



**01603 250808**

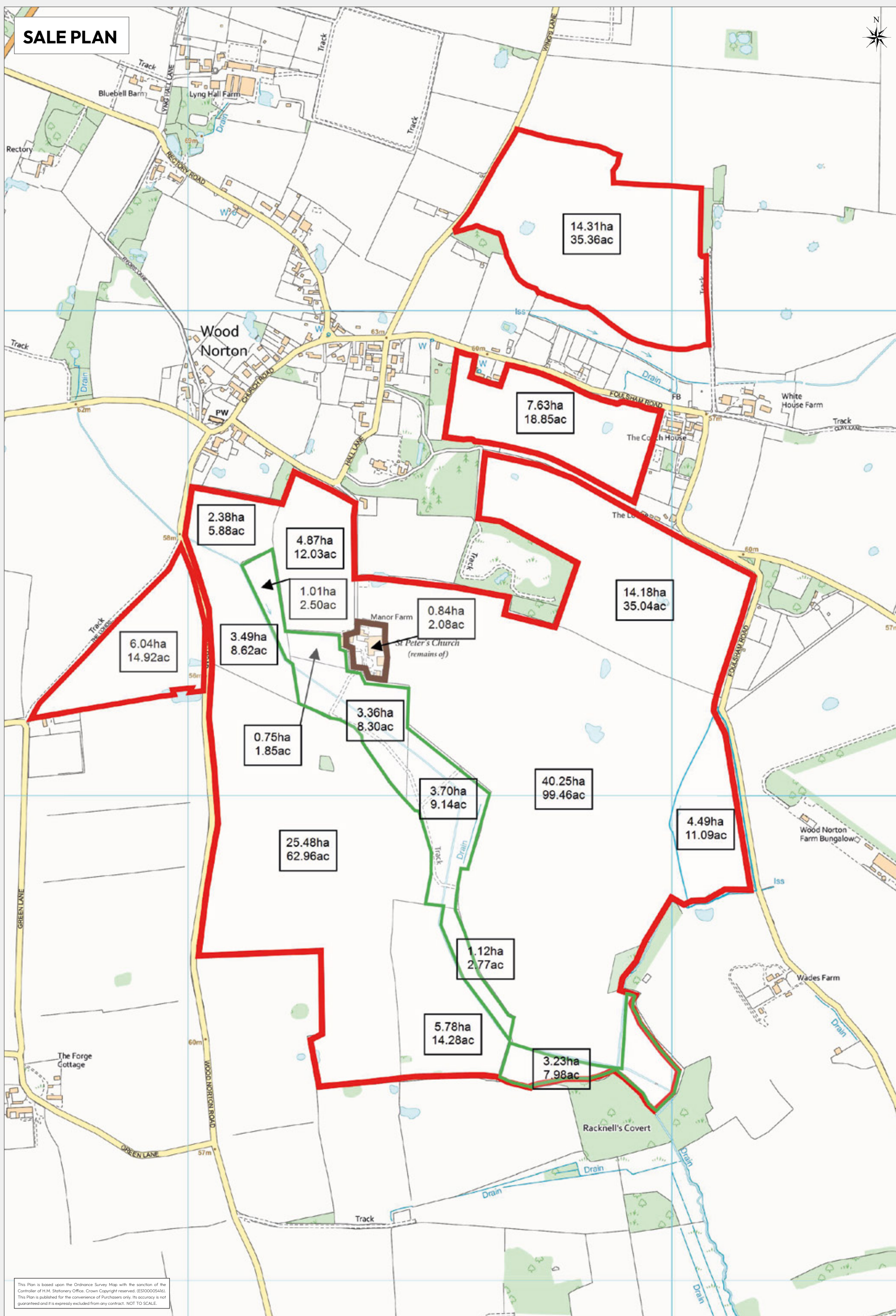
Offices at Aylsham and Norwich

**arnoldskkeys.com**

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# SALE PLAN



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