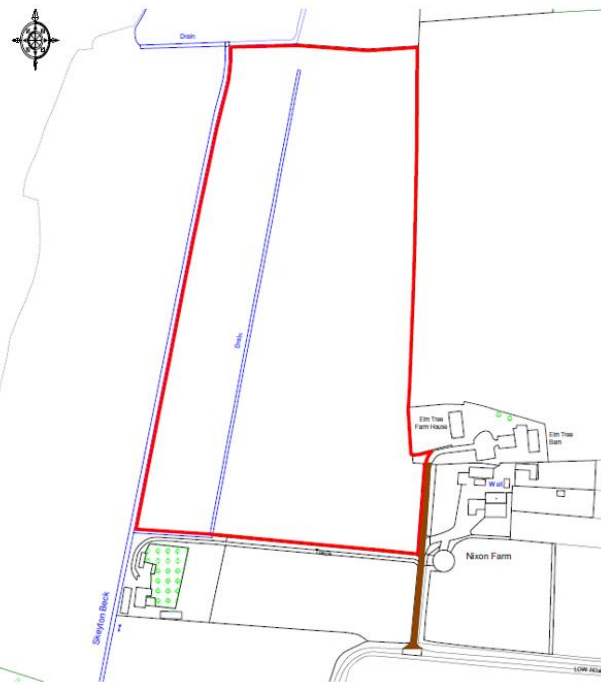
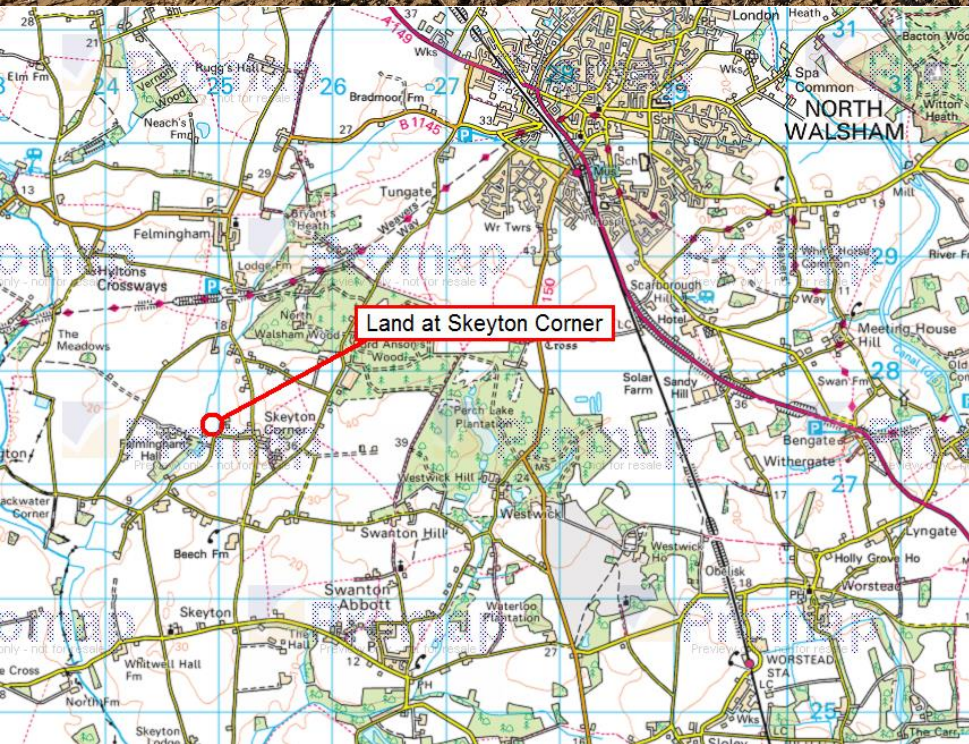


# Arnolds | Keys

Ireland's Agricultural



## Arable Land

Low Road | Skeyton Corner | North Walsham | Norfolk | NR10 5AP

A single parcel of arable land extending to 4.26 Ha (10.52 Ac)

For Sale by Private Treaty



## DESCRIPTION

A single parcel of arable land extending to 4.26 Ha (10.52 Ac) located at Skeyton Corner. The land is level with the majority of boundaries made up of ditches and mature hedges. There is an in-field drainage ditch.

The land is classed as Grade 3 with soils of the Hanworth, Sustead and Adventurers series known to be loamy and peaty. The land is currently used for arable cropping but would be equally suited to grass for the purposes of grazing livestock, or for equestrian use (STPP).

## LOCATION

The land is located at Skeyton Corner, to the west of Elm Tree Farm. The market town of North Walsham is approximately 4.0 miles to the north east, with Aylsham located approximately 5.5 miles to the west. The City of Norwich lies 13.0 miles to the south. The land is accessed off Low Road over a private track which serves the neighbouring Elm Tree Farm (coloured brown on the plan). The land will be identified by a For Sale board.

## DIRECTIONS (Postcode: NR10 5AP)

From North Walsham take the B1145 (Aylsham Road) to Felmingham. At St Andrew's Church turn left onto Church Road and continue for 1.2 miles. Turn right onto Low Road and continue for 0.2 miles. The private access track will be on your right.

From the centre of Aylsham take the Burgh Road towards the A140 bypass. At the roundabout continue straight over the A140 on to the Burgh Road and continue for 3.4 miles. At Skeyton, turn left (opposite Black Horse Road) and continue for 1.0 mile. Turn left onto Low Road and continue for 0.2 miles. The private access track will be on your right.

## VIEWING

Viewings are permitted during daylight hours only with a copy of these particulars in hand. Please notify the office of when you are intending to visit and we ask you to be careful and vigilant when making an inspection for your own personal safety.

## METHOD OF SALE

The property is offered for sale by private treaty with a guide price of £95,000.

## TENURE AND POSSESSION

The property is being sold freehold with vacant possession on completion.

## UPLIFT/OVERAGE CLAUSE

The property will be sold subject to an uplift/overage clause for a period of 20 years where 40% of any increase in value of the property will be paid to the original vendors in the event that any planning permissions for non agricultural use are granted.

## MINERALS, TIMBER AND SPORTING RIGHTS

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

## BASIC PAYMENT SCHEME

The sale of the property does not include any Basic Payment Scheme entitlements but these may be available by separate negotiation.

## DESIGNATIONS

The land is within a Nitrate Vulnerable Zone (NVZ) and Drinking Water Safeguard Zone.

## OUTGOINGS/CHARGES

Internal Drainage Board (IDB) charges apply.

## ENVIRONMENTAL MATTERS

The land is not included within any environmental stewardship scheme. The western side of the land is within Flood Zone 3.

## PLANNING

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

## RIGHTS OF WAY, EASEMENTS AND COVENANTS

The land 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.

## 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 will be payable by the purchaser(s) 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 vendors 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. For the avoidance of doubt the Agent is Arnolds Keys.

## CONTACT

Tom Corfield MRICS FAAV  
Tel: 01603 250808 | Email: [tom.corfield@arnoldskays.com](mailto:tom.corfield@arnoldskays.com)

## DECLARATION OF INTEREST

Interested parties should note that a member of the vendors' family is an employee 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. Particulars dated December 2018.



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