



Arable Land For Sale

Two parcels of arable land extending in all to approximately 7.34 Ha (18.13 Ac)

North Walsham Road | Paston | Norfolk | NR28 9SL

For Sale by Private Treaty

DESCRIPTION

Two parcels of Grade 2/3 arable land extending in all to approximately 7.34 Hectares (18.14 Acres).

Of the whole, the arable area is approximately 6.69 Hectares (16.53 Acres) over two parcels divided by mature oak trees, with a further outlying parcel of fallow/grassland being approximately 0.65 Hectares (1.61 Acres).

The land lies in the parishes of Paston and Bacton and can be accessed directly off North Walsham Road into the northwest corner.

The land is gently undulating and is currently cropped with sugar beet. The soils are of the Hall and Sheringham soil series described as being free draining, slightly acid loamy soils suitable for a range of spring and autumn sown crops.

The boundaries are well established, consisting of a combination of mature hedging, trees, banks and fencing. A tree line divides the arable area into two parcels with access available between the two sides.

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

CROPPING HISTORY

2024	2023	2022	2021	2020
Sugar Beet	Winter Barley	Spring Barley	Sugar Beet	Winter Barley

LOCATION

The land is located off the North Walsham Road, 3 miles southwest of the village of Paston and 2 miles northeast of the market town of North Walsham. The parish of Paston covers a large area, stretching from the coast in the north to the outskirts of North Walsham in the south. The City of Norwich is 17 miles to the southeast.

DIRECTIONS

From North Walsham, head north along the Bacton Road for 1.3 miles, crossing the Dilham Canal, at which point the road becomes North Walsham Road. Continue along North Walsham Road for another 0.4 miles and immediately after passing a private driveway on the right for 'Wold View and Heathfield', the field entrance will be on your right.

NOTE: Please take care when exiting the field entrance onto the highway.

Postcode: NR28 9SL

What3Words: ///duet.solar.ooze

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 property is offered for sale by Private Treaty as a whole at a **guide price of £210,000.**

TENURE AND POSSESSION

Freehold subject to a Farm Business Tenancy terminating on 30th September 2025.

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 August 2024; Particulars dated September 2024.

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 majority of the land is registered under Title Number NK459467. A small part is currently unregistered but an application for first registration has been submitted.

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency.

ENVIRONMENTAL STEWARDSHIP

The land is not entered into an environmental stewardship agreement.

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 and development opportunities for the property.

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.

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.



01603 250808

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