



## Arable Land For Sale

Single parcel of Grade 1 arable land extending in all to approximately 9.74 Hectares (24.06 Acres)

Calthorpe Street | Ingham | Norfolk | NR12 9TF

For Sale by Private Treaty

## DESCRIPTION

A single parcel of productive arable land extending to approximately 9.74 Hectares (24.06 Acres). The land has been farmed for many years as part of a standard arable and root crop rotation.

Access to the land is directly off Calthorpe Street to the North. The boundaries consist of a combination of mature hedging, trees, ditches, garden hedges and fences, and a road.

The land is classed as Grade 1, with soils of the Hall and Sheringham soil series described as being freely draining and slight acid loamy soils, suitable for a range of cropping including spring and autumn sown arable and vegetable crops.

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) purposes.

## LOCATION

The land is situated approximately 2 miles north-east of the market town of Stalham. The city of Norwich lies approximately 18 miles to the south-west and the seaside town of Great Yarmouth is approximately 18 miles to the southeast.

**Postcode:** NR12 9TF **What3Words** //claspimg.canny.package for the access gateway.

## DIRECTIONS

From Stalham take the Ingham Road out of the town. Follow this road for approximately 1 mile. Upon reaching the Ingham Swan turn right onto Mill Road. Continue along this road for approximately 0.3 mile before turning left onto Calthorpe Street. Continue on this road for approximately 0.6 mile and the land is situated on the right-hand side.

## 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 £265,000**.

### TENURE AND POSSESSION

Freehold with Vacant Possession.

### 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 under Title Number NK163544.

### RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency. Any Delinked Payment will be retained by the Vendors.

### ENVIRONMENTAL STEWARDSHIP

The land is not entered into an environmental stewardship agreement.

**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 July 2024; Particulars dated September 2024.

## 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.

## OVERAGE

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

## 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.



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