



Land at Hall Farm

Edgefield, Holt, Norfolk

BROWN & CO

33.22 Acres of Bare Land at Hall Farm, Edgefield, Holt, Norfolk

An attractive and diverse block of 33.22 acres of arable land, permanent pasture and common land situated less than two miles south of the Market Town of Holt in the county of Norfolk

AVAILABLE AS A WHOLE OR IN THREE LOTS

Three parcels of agricultural land comprising 20.39 acres (8.25 hectares) of arable land and 12.83 acres (5.19 hectares) of permanent pasture

FOR SALE BY PRIVATE TREATY



INTRODUCTION

The land at Hall Farm, Edgefield provides 33.22 acres of mixed agricultural land offering a range of agricultural and environmental land management opportunities. Set in an attractive position neighbouring Holt Country Park and the River Glaven, and close to the desirable town of Holt, there is added amenity appeal. The land has been farmed in hand by the Sellers for several years.

LOCATION & SITUATION

The land at Hall Farm flanks the Holt Road (B1149) leading down Edgefield Hill and all benefits from road frontage.

Approximate Post Code: NR12 8NJ

what3words for access points: [typist.wicked.ringside](#) / [jumbo.deliver.rollover](#) / [fade.brownish.strongly](#)

THE LAND

Split between three lots the land is as follows;

Lot One: TG0836 3729 20.39 acres (8.25 hectares)

West of the Holt Road, the arable land has been cropped with a conventional rotation of winter barley, spring barley and sugar beet and is identified as belonging to the Newport 4 soil series, which is described as deep well drained sandy soil.

The arable area is complemented by stewardship options including a flower rich grass plot, grass buffer strips and hedgerow management.

Lot Two: TG0836 5941 - 4.04 acres (1.63 hectares)

Opposite the arable land is an attractive parcel of permanent pasture leading down to the banks of the River Glaven. This land is managed under environmental grass buffer options.

Lot Three: TG0836 4791 – 8.79 acres (3.56 hectares)

To the north is a further parcel of permanent pasture adjoining the Holt Country Park and is bordered by woodland. The land has been managed for environmental purposes providing a source of winter bird food for several years. The parcel is Registered Common Land, forming part of Holt Lowes.

COUNTRYSIDE STEWARDSHIP

There is currently a Mid-Tier Countryside Stewardship Scheme in place across the land which ends in December 2025 allowing scope for a buyer to enter a scheme of their choosing thereafter should they so wish.

The current scheme is to be split and transferred to the Buyer. Details of the current Agreement options and payments are available from the Sellers' Agents.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The Freehold of the property is offered for sale by Private Treaty as a whole, or in three lots.

Tenure and Possession

The land is owner occupied. Vacant Possession will be available at completion although holdover will be reserved if required to harvest the winter barley.

Exchange of Contracts

Exchange of Contracts to take place 21 days after receipt by the Buyer's Solicitor of the draft Contract.

A deposit of 10% of the purchase price will be payable on exchange of Contracts.

Statutory Designation

All the land lies within a Groundwater Nitrate Vulnerable Zone.

Basic Payment Scheme (BPS)

The Land is registered with the Rural Payments Agency, however any delinked payments will be retained by the seller.



Management Compliance

The Seller will be responsible for following the DEFRA Rules for Farmers and Land Managers and the requirements of the stewardship scheme up to the date of completion. The Buyer will take over these obligations on Completion and will indemnify the Sellers for any non-compliance which results in a penalty or reduction in the Tenants payments under the Basic Payment Scheme and Countryside Stewardship Scheme.

Wayleaves, Easements And Rights Of Way

The farm is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

There are UKPN electricity poles and overhead cables crossing part of the property.

Field TG0836 4791 has a public footpath (Holt to Mannington Walk) running close to the road.

Lot 3 is Registered Common Land. Further details of the Common Rights are available from the Sellers' Agents.

Boundaries

The Buyer shall deem to have full knowledge of all boundaries and neither the Sellers nor the Sellers' Agents will be responsible for defining boundaries nor their ownership.

Outgoings

A general drainage charge is payable on the Land to the Environment Agency. Further details are available from the Sellers' Agents.

VAT

Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to the contract price.

Sporting, Minerals And Timber

All sporting and mineral rights and timber or timber like trees (except as reserved by Statute or to the Crown) are included in the sale except for on Lot One and Lot Two where the Shooting Rights will be retained by the Sellers.

Town And Country Planning

The Buyer will be deemed to have full knowledge and have satisfied themselves as to the planning matters that may affect the property.

Plans, Areas And Schedules

These have been prepared as carefully as possible and based on Ordnance Survey data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

Viewings

Strictly by appointment with Brown & Co.

Please contact: E: Jamie.seaman@brown-co.com or lulu.agnew@brown-co.com T: 01553 770771

Disputes

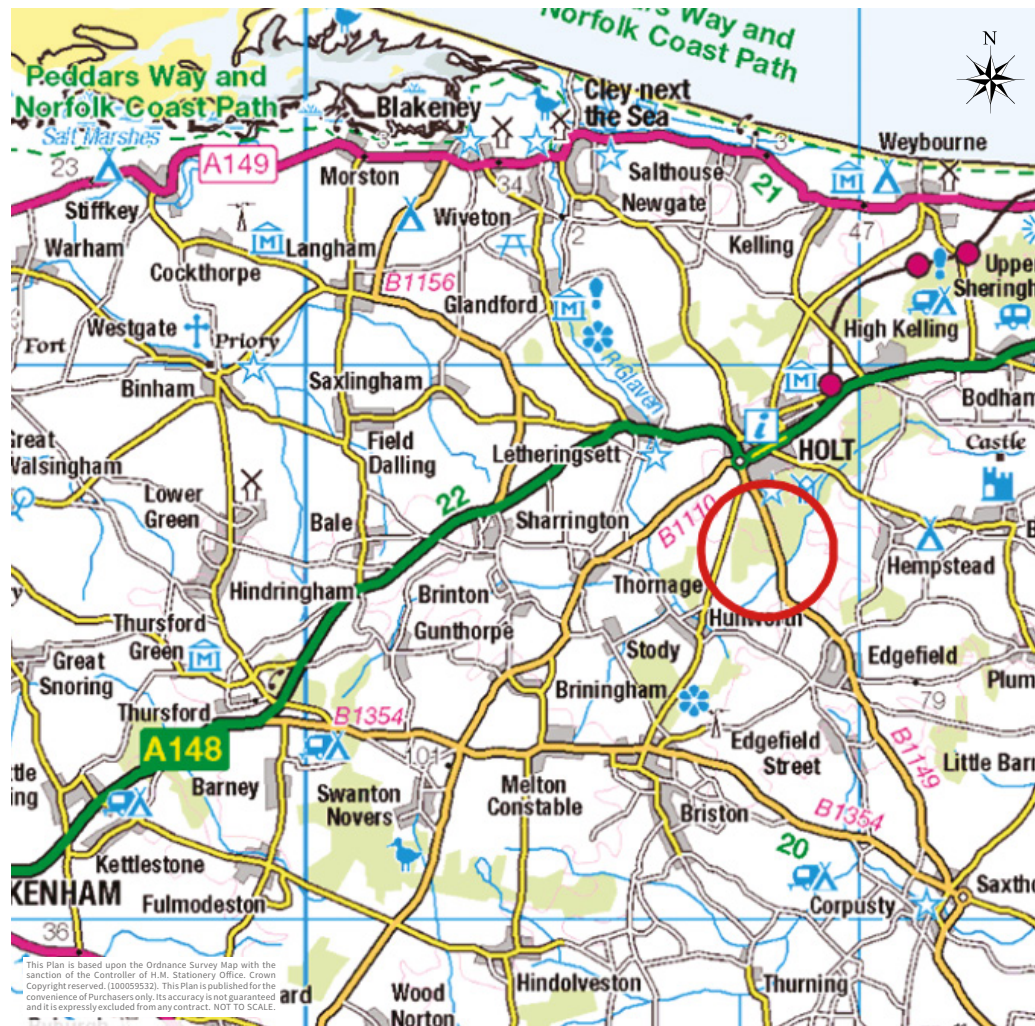
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Sellers' Agents.

Health & Safety

The property is part of a working Farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Sellers' Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Anti Money Laundering

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Sellers' Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

Brown&Co King's Lynn

Market Chambers | 25-26 Tuesday Market Place | King's Lynn | PE30 1JJ

T 01553 770771

E kingslynn@brown-co.com

BROWN&CO

Property and Business Consultants
brown-co.com