

# MANOR FARM

## Yaxham, Norfolk



Cruso & Wilkin







# MANOR FARM

## Green Lane, Yaxham, Dereham NR19 1RS

### INTRODUCTION:

The sale of Manor Farm provides interested parties with a rare opportunity to purchase a rural smallholding within easy reach of the city of Norwich. Manor Farm comprises a 7 bedroom barn conversion along with a range of modern and traditional farm buildings with potential for conversion (STPC). The land amounts to 11.09 hectares (27.40 acres) across 5 fields, all within close proximity to Manor Farm. The land is currently arable but would also be suitable for grazing if laid to grass.

### PARTICULARS:

#### Location and Situation:

Manor Farm is located at the end of a quiet dead end lane known as Green Lane. Manor Farm is situated on the outskirts of the village of Yaxham, approximately 3.5 miles south east of the town of Dereham and approximately 18.5 miles west of the city of Norwich.

#### Directions and Access:

From Dereham head south along Dereham Road through the village of Yaxham. Once through the village of Yaxham, approximately 200m after passing the last houses take the left hand turn onto Mill Lane leading to Green Lane. Manor Farm is located at the end of Green Lane on the left hand side.

#### Tenure and Possession:

All the property included herein is to be offered freehold with the benefit of vacant possession, subject to rights of Holdover, the details of which are available herein.

#### Method of Sale:

The property is initially offered for sale by private treaty. The Vendor reserves the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

### Access:

Manor Farm can be accessed directly off the public highway known as Mill Lane. All fields parcels can be accessed directly from the public highway.

### Services:

Manor Farm benefits from mains electric, private septic tank drainage and water from a private bore hole.

### Viewing:

Viewing is accompanied and strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. Tel. 01553 691691.



## MANOR FARM:

Manor Farm is offered for sale by Private Treaty, as a whole or in up to four lots, as identified below and on the plan enclosed.

### Lot 1: Manor Farm (shaded red)

#### Manor Farm House

The Farmhouse comprises a detached barn converted in approximately 1997 of brick and timber construction under a pitched pantile roof. Manor Farm benefits from oil fired central heating throughout. The accommodation includes:-

Kitchen (5.69m x 5.57m) fitted units, Butler sink and Rangemaster

Entrance Hall (5.20m x 4.93m) full span feature window, staircase

Lounge (6.56m x 5.79m) wood burner in inglenook fireplace

Sitting Room (6.05m x 3.12m) door to outside

Games Room (4.19m x 4.00m) double door to entrance hall, original stable top doors

Galleried landing with airing cupboard housing hot water tank, access to loft

Bedroom 1 (5.56m x 3.25m)

Bedroom 2 (3.28m x min 3.20m)

Bedroom 3 (6.44m x min 2.37) sloped ceiling; velux window

Bathroom (3.92m x 2.69m) Shower unit, basin, and W.C. velux window

Bedroom 4 (6.26 x min 2.16) Sloped ceiling; velux window

Bedroom 5 (min 4.46m x 2.24m)

Bedroom 6 (3.29m x 2.74m)

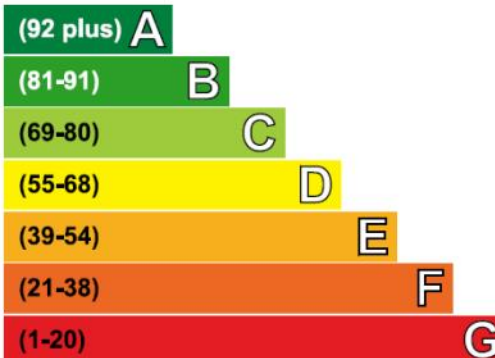
Bedroom 7 (3.29m x 2.73m)

Utility Room (3.14m x 3.0m) housing boiler

Downstairs W.C. (1.87m (min) x 1.79m) shower, basin, cupboard

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	82



## Modern Farm Buildings

Immediately to the south of Manor Farm house are three modern farm buildings as follows;

Workshop (18m x 12m) steel portal frame, concrete floor, asbestos sheet roof, grain walling to 8ft and sheet clad to top, double sliding doors.

Grain Store (18m x 20m) steel portal frame, concrete floor, asbestos sheet roof, double roller shutter door.

Dutch pole barn (10.5m x 7m) with steel sheet roof.

## Traditional Farm Buildings

To the north of Manor Farm house is a detached traditional L shaped farm building of mainly red brick construction under pantile roof. The building is single storey with a gross floor area of approximately 170m<sup>2</sup>. The building would be suitable for conversion for a range of uses including residential and offices STPC. There is also a detached single stable of brick and flint construction under pantile roof (25m<sup>2</sup>).

## 4.20 acres (1.70 hectares) of Arable Land

Lot 1 includes a parcel of arable land immediately adjoining the south of Manor Farm. The parcel is currently arable land and is surrounded by hedges on all boundaries.

## Lot 2: 3.16 acres (1.28 hectares) of Arable Land (shaded green)

Lot 2 comprises a single parcel of arable land opposite Manor Farm. The field is surrounded by hedgerows on the south and east sides and a ditch on the north.

## Lot 3: 9.88 acres (4.00 hectares) of Arable Land (shaded blue)

Lot 3 comprises a single parcel of arable land bound by mature hedgerows and a ditch on the south boundary.

## Lot 4: Farm Buildings & 10.16 acres (4.11 hectares) of Arable Land (shaded purple)

Lot 4 comprises two farm buildings away from the main yard, these are as follows;

Double span 5 bay galvanised dutch barn (22m x 28m) steel portal frame, concrete floor with breezeblock to half.

Derelict barn (18m x 36m) steel portal frame with partial steel sheet roof.

The arable land surrounds the two farm buildings and amounts to 10.16 acres (4.11 hectares) including the off lying triangular piece to the south.

## Agricultural Land:

## Land Grade and Soil Type:

The land is classified as Grade 3 on the Ministry Land Classification Plans. The land is shown as forming part of the Burlingham 1 Soil Series (Soil Survey Land Research Map Sheet 4), being deep coarse and fine loamy soils with slowly permeable subsoils.

We understand that some of the fields have been underdrained however we have not had sight of any drainage plans.

## Sporting, Timber and Mineral Rights:

These rights insofar as they are relevant and are owned are included in the freehold and therefore the sale, subject to statutory exclusions.

## Basic Payment Scheme:

The land is registered for the Basic Payment Scheme. The payments are currently claimed by the Vendor. The sale of the land will include the benefit of the Entitlements.

Payment in respect of the 2019 Scheme year, and earlier payments, are expressly reserved to the benefit of the Vendor.

## Outgoings:

Manor Farm is rated Band F for Council Tax payable to Breckland Council. General drainage rates on the agricultural land are payable to the Environment Agency.

## Health and Safety:

Given the potential hazards of a working farm and for your own personal safety we would ask you to be as vigilant as possible when making an inspection.



**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

**Town and Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**Wayleaves, Easements and Rights of Way:**

The property is offered subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

**Boundaries, Plans, Areas, Schedules and Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agent whose decision acting as Experts shall be final.

**Measurements and Other Information:**

All measurements are approximate and areas are based on the RPA acreages. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Photographs taken and Particulars prepared September 2019.

**Agent:**

Cruso & Wilkin, Waterloo Street, King's Lynn, Norfolk PE30 1NZ. Contacts Adam Case and Georgie Armstrong 01553 691691.

**IMPORTANT NOTICES:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.





