

18.13 acres (7.34 hectares) of arable land at Aylmerton, Norfolk



Arable Land at Aylmerton, near Holt, Norfolk

Guide Price £235,000

A great opportunity to acquire arable land in a single enclosure in the heart of rural Norfolk.



Location, Situation and Directions

The land is located on the edge of the village of Aylmerton in the district of North Norfolk and within close proximity of the coastal towns of Sheringham and Cromer. The market town of Holt is approximately 7.2 miles to the west and Aylsham approximately 11 miles to the south, both of which offer multiple amenities.

From the town of Holt, head east along the A148 Cromer/Holt Road, follow for approximately 0.7 miles. At the roundabout, take the first exit and continue on the A148. Follow for approximately 5.4 miles then take a right turn at the sign for 'St Andrews School'. Follow the road round and the private access track to the land is on the right, as shown on the site plan.



Nearest Postcode
NR11 8QA



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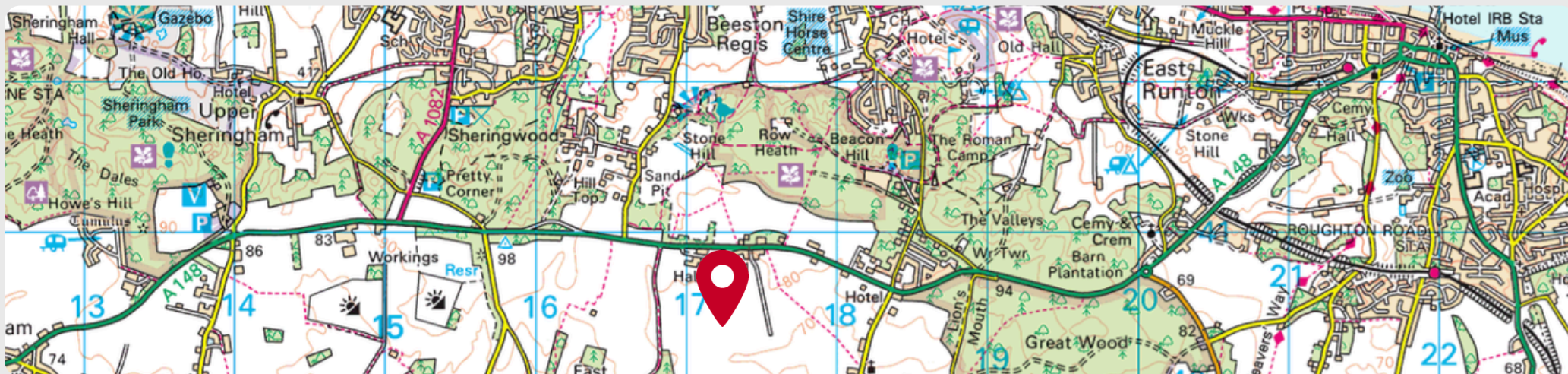
Description

The land comprises of 18.13 acres (7.34 hectares) of arable land located off the A148 in Aylmerton, North Norfolk. The arable land is formed of a single field parcel, surrounded by further agricultural land. Previous cropping of the land includes winter barley, spring barley and sugar beet.

Land Grade Soil Type

The land is classified as Grade 2 on the Land Classification Soil Series of England and Wales with soils of Wick 1 series being deep well drained coarse loamy often stoneless soils. Suitable for the growing of cereals, peas and beans, sugar beet and potatoes, some field vegetables and horticultural crops, including bulbs.

The land is cropped with potatoes under licence.



Easements, Wayleaves 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

There is no boundary feature established along the north boundary of the land. The existing electricity poles form the sale boundary and the Purchaser will need to establish a hedge along the north boundary following completion.

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale nor 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.

Tenure

The land is to be offered freehold with the benefit of vacant possession upon completion, subject to those right(s) of holdover as detailed herein.

Measurements and Other Information

All measurements and areas are approximate and based on data provided by the RPA/Land App. 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.

Method of Sale

The property is offered for sale initially by private treaty as a whole, as described in these particulars. The Vendor and their Agent reserves the right to invite best and final offers and/or offer the property for sale by private auction if there is a substantial level of interest. Interested parties should note that the Vendors have indicated they may be prepared to divide the land into smaller Lots subject to an agreement.



Employees

It is not anticipated that any employees will be transferred to the Purchaser under the Transfer of Undertakings (Protection of Employment) Regulations “TUPE”.

Early Entry

The land is subject to a cropping licence to a third party terminating 31st October 2026. Early entry prior to this date is not permitted.

Irrigation

The land does not benefit from irrigation nor an abstraction licence.

Drainage

General drainage rates for the land is payable to the Environment Agency. Payments will be apportioned according to the date of completion. The land is not under-drained.

Services

We are not aware of any services to the land.

Access

The land is accessed via private third party owned tracks from Holt Road, as shown shaded brown on the plan herein. The land will be sold with the benefit of a right of way for agricultural vehicles for agricultural purposes only along the access tracks shown on the site plan subject to contributing a fair proportion towards maintenance costs. Further details can be provided.

Viewing and Health & Safety

Viewing is strictly by prior appointment only with the Vendor’s Agent, Cruso & Wilkin. For your own personal safety, we would ask you to be as vigilant as possible when making an inspection. We regret to advise that children and/or pets are not permitted on the property.

Planning

There are no active planning applications in relation to the land however potential Purchasers should make their own enquiries in this regard.

Exchange of Contract and Completion

A 10% deposit will be payable upon exchange of contracts.

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.

Sporting, Timber & Mineral Rights

The land is subject to a deed granting the shooting rights to a third party. The shooting rights are excluded. The mineral rights and timber rights are included insofar as they are owned subject to statutory exclusions.

Development Covenant/Overage

The land is subject to a restrictive covenant. Further details can be provided on request.

Environment Schemes

The land is not included in any Agri-Environment Schemes.

Basic Payment Scheme

The land is registered with the Rural Payments Agency (RPA). Any remaining Delinked Payments are reserved to the Vendor.

Holdover

The Vendor reserves a right of holdover, if required, to harvest the potatoes under licence up to and including 31st October 2026. There is no sugar beet contract available.

Nitrate Vulnerable Zones

The land falls within a designated Nitrate Vulnerable Zone.

Local Authority

North Norfolk District Council, Council Offices, Holt Road, Cromer, Norfolk NR27 9EN

Tel: 01263 513811

Norfolk County Council, County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH

Tel: 0344 800 8020

Site Plan





Caitlin Steadman

Senior Surveyor



cs@crusowilkin.co.uk
01553 816427

Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.

Particulars prepared May 2026. Photographs taken May 2026.

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.

Sole Agents:

Cruso & Wilkin, The Estate Office, Church Farm, Station Road, Hillington, King's Lynn, Norfolk PE31 6DH

Tel: 01553 691691

Solicitors:

Fraser Dawbarns, 21 Tuesday Market Place, King's Lynn PE30 1JW

Tel: 01553 666600

Daniel Ball: DanielBall@fraserdawbarns.com

Cruso & Wilkin