

NORFOLK

# LAND AT CHURCH FARM, REYMERSTON



# PROPERTY SUMMARY

A ring-fenced block of land extending to 176.40 acres (71.41 hectares) ideally located just south of the village of Reymerston, Norfolk. Formerly part of a golf course, the land has been under arable rotation for 13 years and is well drained, benefiting from excellent access throughout due to its well-maintained network of concrete tracks.

The property is offered for sale by Private Treaty as a whole.

**OFFERS IN THE REGION OF £1,500,000**

# DESCRIPTION

A productive holding extending to approximately 176.40 acres (71.41 ha) comprising approximately 145.68 acres (58.95 ha) of arable land. The land is predominantly classified as Grade 3 by Defra, and described as Beccles 1 Series of England and Wales – a chalky clay that varies from silty to sandy and stony, well-suited to winter cereals and root crops. The land has been farmed by the Vendor for many years in a rotation of wheat, barley, oil seed rape, beans, sugar beet and peas.

The arable land is divided into well-sized fields suited to modern arable machinery. The holding also includes 8.25 acres (3.34 ha) of rough grassland and 20.08 acres (8.14 ha) of mixed woodland split into several blocks. The southern boundary is defined by the River Blackwater, which creates a valuable ecological corridor that adds significantly to the holding's biodiversity and environmental value.





## LOCATION & ACCESS

The land is situated just to the south of the village of Reymerston, which is known for its idyllic countryside setting.

The property lies in a rural location, about 6 miles north-west of Wymondham, 6 miles south-east of Dereham, and approximately 15 miles south-west of Norwich. The land lies in a single block just south of the village and is bisected only by Park Lane to the northern end of the farm. Access is provided from Silver Street along the northern boundary, Hingham Road to the east, and Church Lane on the southern boundary.

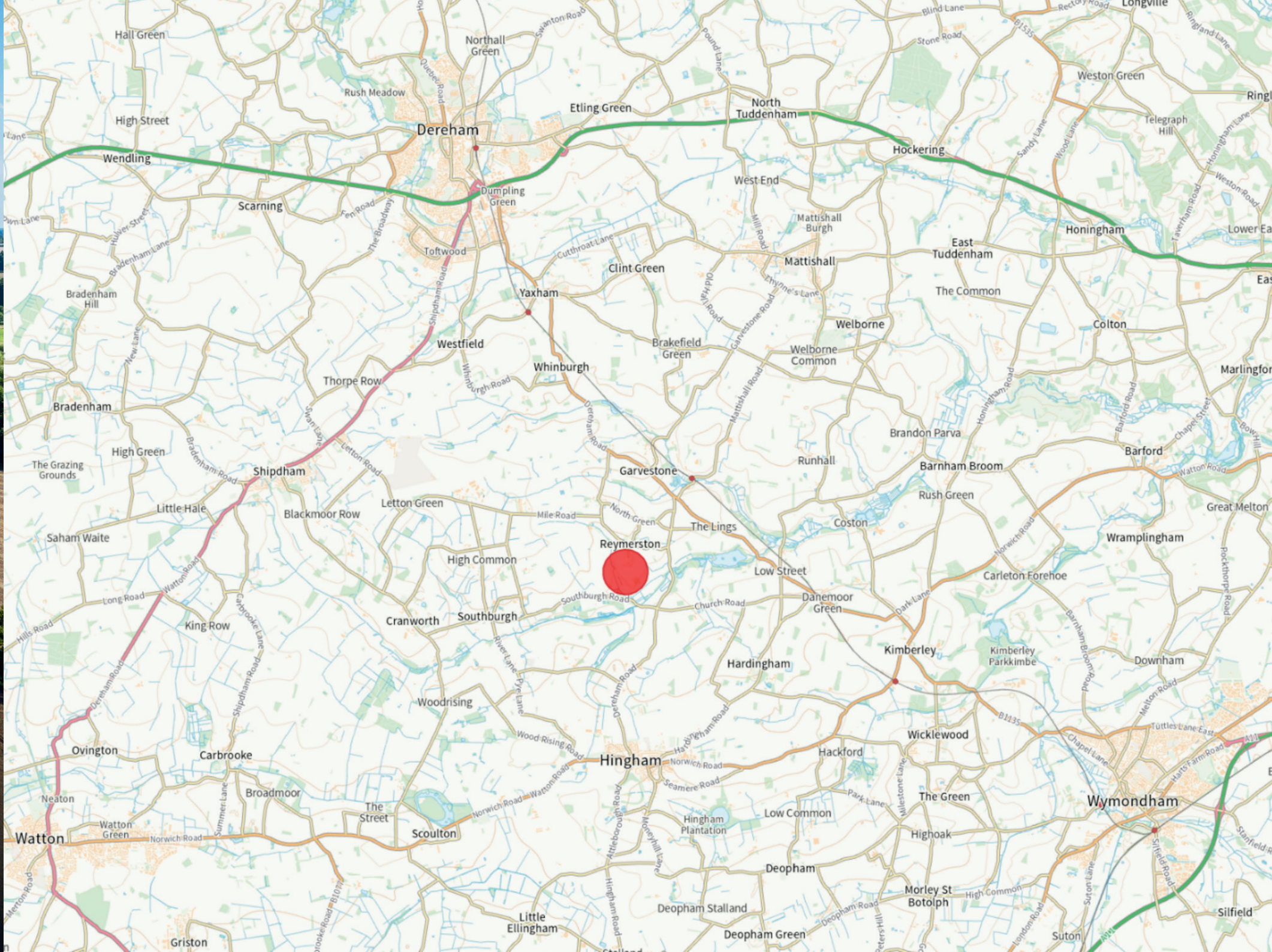
The A11, which serves as the principal route connecting Norfolk to the national road network, lies 10 miles south, while the A47 provides access to the wider county only 4 miles to the north.

The nearest postcode is NR9 4EU.  
What3words: ///performed.envoy.passively

## TENURE & POSSESSION

The property is offered for sale freehold with vacant possession on completion.

Should the Purchaser require, the Vendor would be prepared to consider continuing to farm all or part of the holding under a separate tenancy or contract farming arrangement, subject to terms to be agreed.





CROPPING SCHEDULE

FIELD NAME	OS PARCEL	2026	2025	2024	2023	2022	2021
Stamford	7548	W. Wheat	OSR	S. Barley	W. Wheat	V. Peas	W. Wheat
Mickleborough	8145	W. Wheat	OSR	S. Barley	W. Wheat	V. Peas	W. Wheat
Cullum	2609	W. Wheat	OSR	S. Barley	W. Wheat	V. Peas	W. Wheat
Golf Course	2251	W. Wheat	V. Peas	W. Wheat	OSR	W. Barley	W. Wheat
Driving Range	4575	W. Wheat	OSR	W. Barley	W. Wheat	V. Peas	W. Wheat
Pike	5033	W. Wheat	OSR	S. Barley	W. Wheat	V. Peas	W. Wheat
Gatehouse	4491	W. Wheat	OSR	W. Barley	W. Wheat	V. Peas	W. Wheat
Johnson	6557	W. Wheat	OSR	S. Barley	W. Wheat	V. Peas	W. Wheat
Pitch & Put	6979	W. Wheat	OSR	W. Barley	W. Wheat	V. Peas	W. Wheat

SPORTING, TIMBER & MINERAL RIGHTS

All sporting, timber and mineral rights are included within the sale in so far as they are owned.



EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The Vendor will retain a right of way at all times for all purposes between points A and B on the sale plan. Further details available from the Vendor’s agent.

The land is offered subject to, and with the benefit or burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these sales particulars.

OVERAGE

The land referenced in the sales plan as OS4491, OS5198, OS7094 and OS6979, amounting to approximately 21.1 acres, will be sold subject to an overage clause.

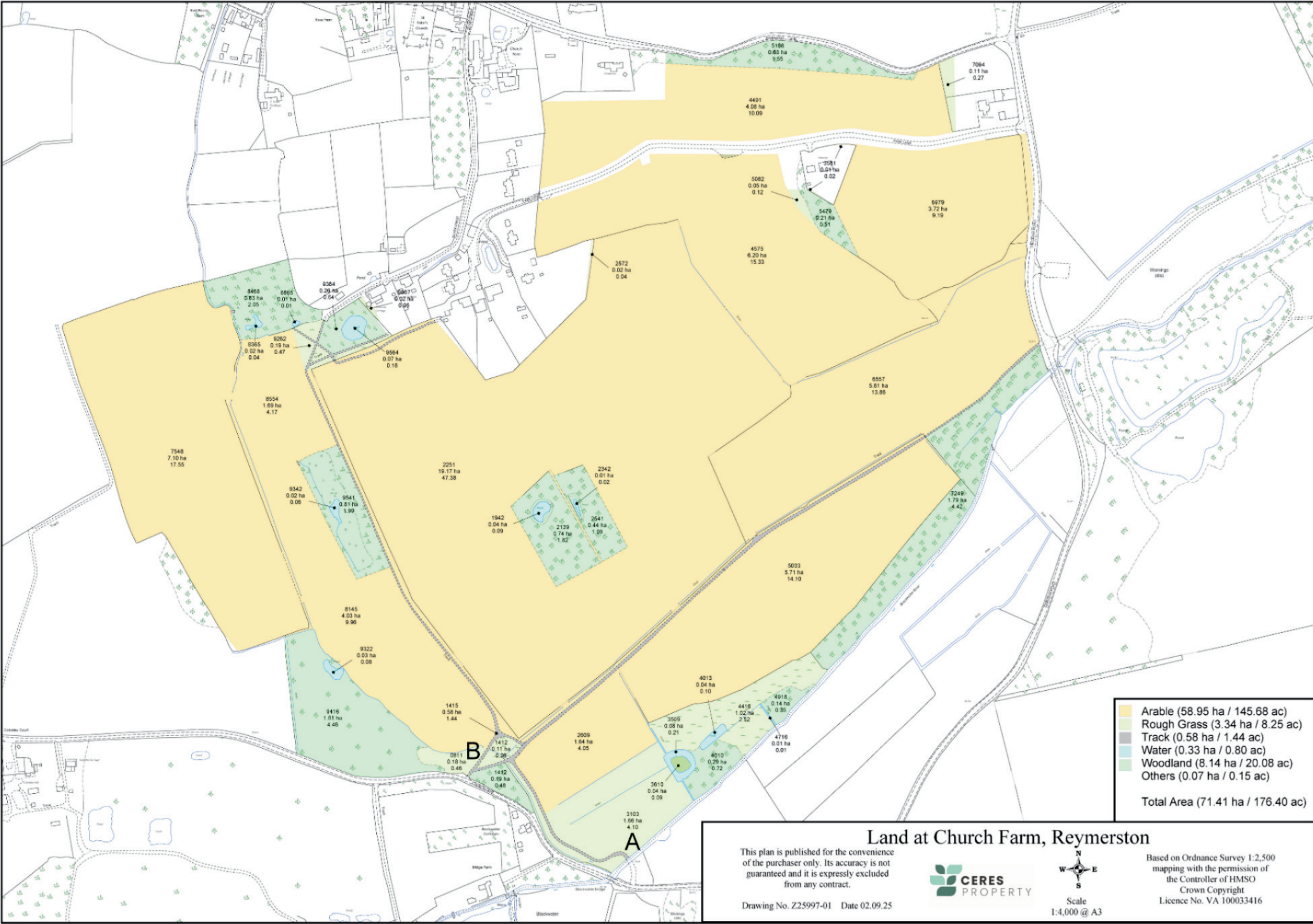
The Vendor and any beneficiaries or successors will retain a 30% share net increase in value of the property resulting from planning permission being granted for any non-agricultural or horticultural use for a period of 30 years. Further details available from the Vendor’s agents.

INGOING VALUATION

The Purchaser will, in addition to the purchase price, be required to take over and pay for all growing crops, cultivations, fertilisers, sprays, and acts of husbandry at a valuation to be agreed between the parties. The valuation will be based on the cost of establishing the crops, including cultivations, seed, fertilisers, sprays, and other inputs, plus a reasonable profit or management allowance, all assessed in line with current agricultural industry standards and contractor rates.

Payment will be due immediately upon agreement of the valuation with interest at 4% above Barclays Bank base rate from exchange of contracts until payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to a single arbitrator appointed by mutual agreement or, in default, by the President of the Royal Institution of Chartered Surveyors.







## BOUNDARIES

All boundaries outlined on the attached plans are for identification purposes only. Potential buyers are responsible for confirming the boundaries. Any mistakes, omissions, or inaccuracies will not allow the buyer to cancel the contract or claim compensation.

## REGISTERED TITLE

The property is registered under Title Number NK203234.

## LOCAL AUTHORITY

Breckland Council  
Address: Elizabeth House, Walpole Loke,  
Dereham, Norfolk NR19 1EE  
Tel: 01362 656870  
Website: [www.breckland.gov.uk](http://www.breckland.gov.uk)

## VIEWINGS

Strictly by appointment with the selling agents. Interested parties are requested to contact the agents to arrange a viewing.

## ANTI MONEY LAUNDERING

In accordance with the Money Laundering Regulations 2017, once an offer is accepted, the purchaser(s) must provide any requested information to complete the necessary due diligence as a legal requirement.



## VAT

The Vendor has opted to tax the property. VAT at the prevailing standard rate will therefore be payable by the purchaser in addition to the quoted purchase price, unless the sale qualifies as a Transfer of a Going Concern (TOGC).

All interested parties are advised to seek independent professional advice regarding their VAT position.

## HEALTH & SAFETY

Given the potential hazards of a working farm, we ask that you exercise caution when viewing the property. Neither the seller nor the selling agents are responsible for the safety of those viewing the property, and accordingly, those viewing the property do so at their own risk.

## GUIDE PRICE

Offers in the region of £1,500,000.

## CONTACT

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