

NORFOLK

LAND AT EAST BARSHAM, FAKENHAM



PROPERTY SUMMARY

A ring-fenced block of productive Grade 2 and 3 arable land extending to approximately 138.38 acres (56 hectares), situated between the picturesque villages of East Barsham and Great Snoring, Norfolk including a farm building with potential for alternative uses.

The land is available for sale by Private Treaty as a whole.

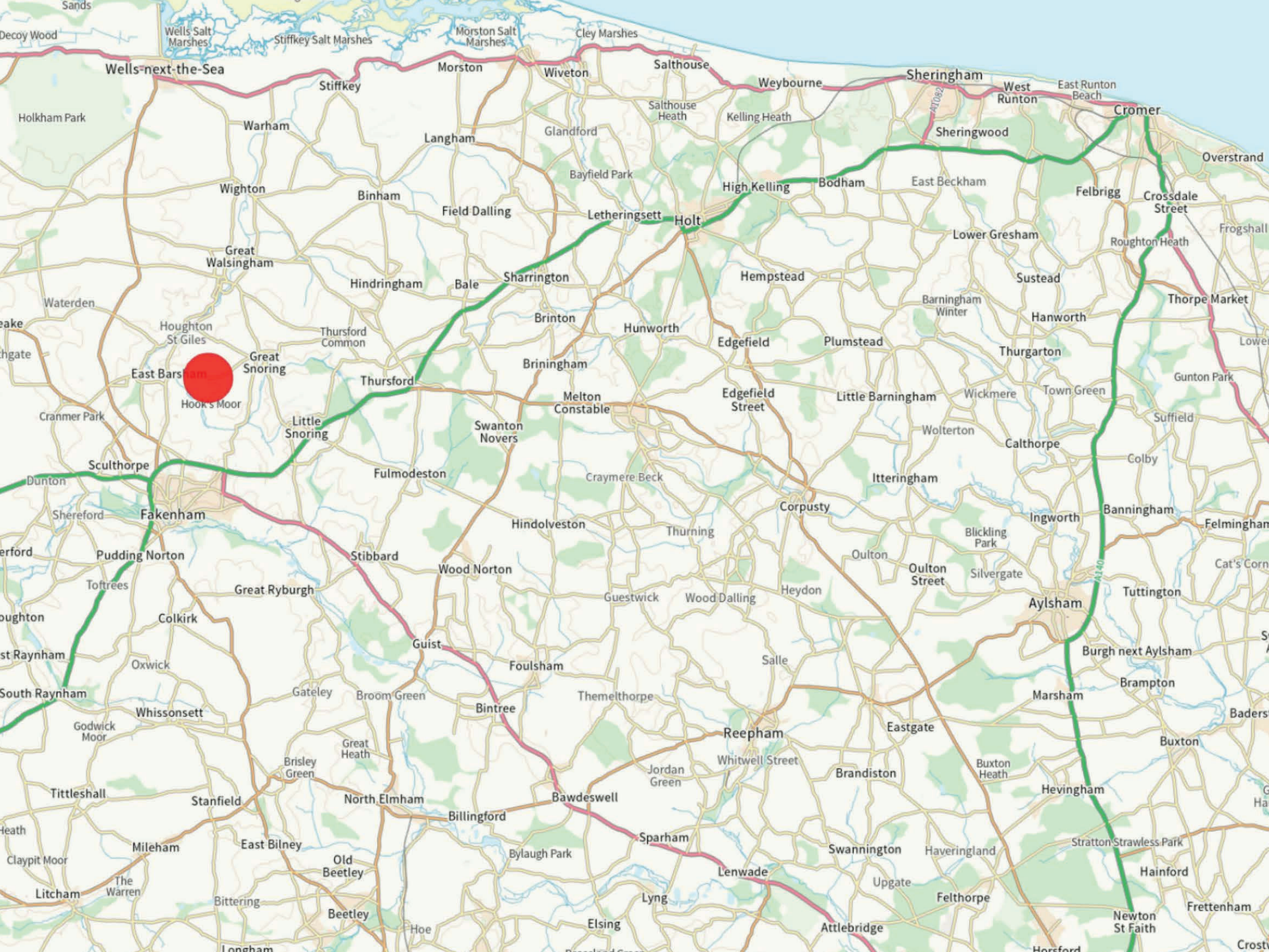
OFFERS IN THE REGION OF £1,200,000

DESCRIPTION

A single block of land with about 138.38 acres (56 hectares) of productive farmland, classified as Grade 2 and 3 by DEFRA and described as being of the Burlingham soils series, which are deep coarse and fine loamy with slowly permeable subsoils and slight seasonal waterlogging, well suited to winter cereals, sugar beet and potatoes. The land is subject to a Sustainable Farming Incentive expiring on 31st May 2027. Further details available from the Vendor's agent.

The land is laid out into four easily worked fields, well suited to modern arable machinery. It has been farmed for many years within a rotation of winter wheat, oilseed rape and sugar beet. Soil testing was recently carried out, the results of which can be made available on request.

A traditional brick-built farm building (7.30m x 20.50m) is situated at the centre of the holding together with an area of concrete hardstanding, benefiting from attractive southerly views and direct access from the public highway. The building offers potential for alternative uses, subject to obtaining the necessary planning consents.



LOCATION & ACCESS

The property is located between the villages of East Barsham and Great Snoring, Norfolk, within an attractive rural setting in close proximity to the picturesque North Norfolk coast.

The land lies in a rural location, about 3 miles north of Fakenham, 9.5 miles south of Burnham Market and approximately 28 miles north of Norwich. Access to the property is available from Water Lane, which bisects the holding.

The nearest postcode is NR21 0LF.

What3words: ///gracing.dragons.skimmers

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 Farm Business Tenancy or Contract Farming Agreement, subject to terms to be agreed.

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 property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements, restrictive covenants, and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

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 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.



CROPPING SCHEDULE

FIELD NAME	2022	2023	2024	2025	2026
40 Acres South	W. Wheat	S. Beet	W. Wheat	W. OSR	W. Wheat
40 Acres North	W. Wheat	S. Beet	W. Wheat	W. OSR	W. Wheat
Shed Field	W. Wheat	W. OSR	W. Wheat	S. Beet	W. Wheat
3 Corner Close	W. Wheat	W. OSR	W. Wheat	S. Beet	W. Wheat

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 Numbers NK386179 & NK250050.

LOCAL AUTHORITY

North Norfolk District Council

Address: Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN

Tel: 01263 513811

Website: www.north-norfolk.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

Should any sale of the property or any rights attached to it become chargeable for the purpose of VAT, such tax will be payable by the purchaser in addition to the purchase price. All interested parties are advised to seek independent professional advice regarding their VAT position.

HEALTH & SAFETY

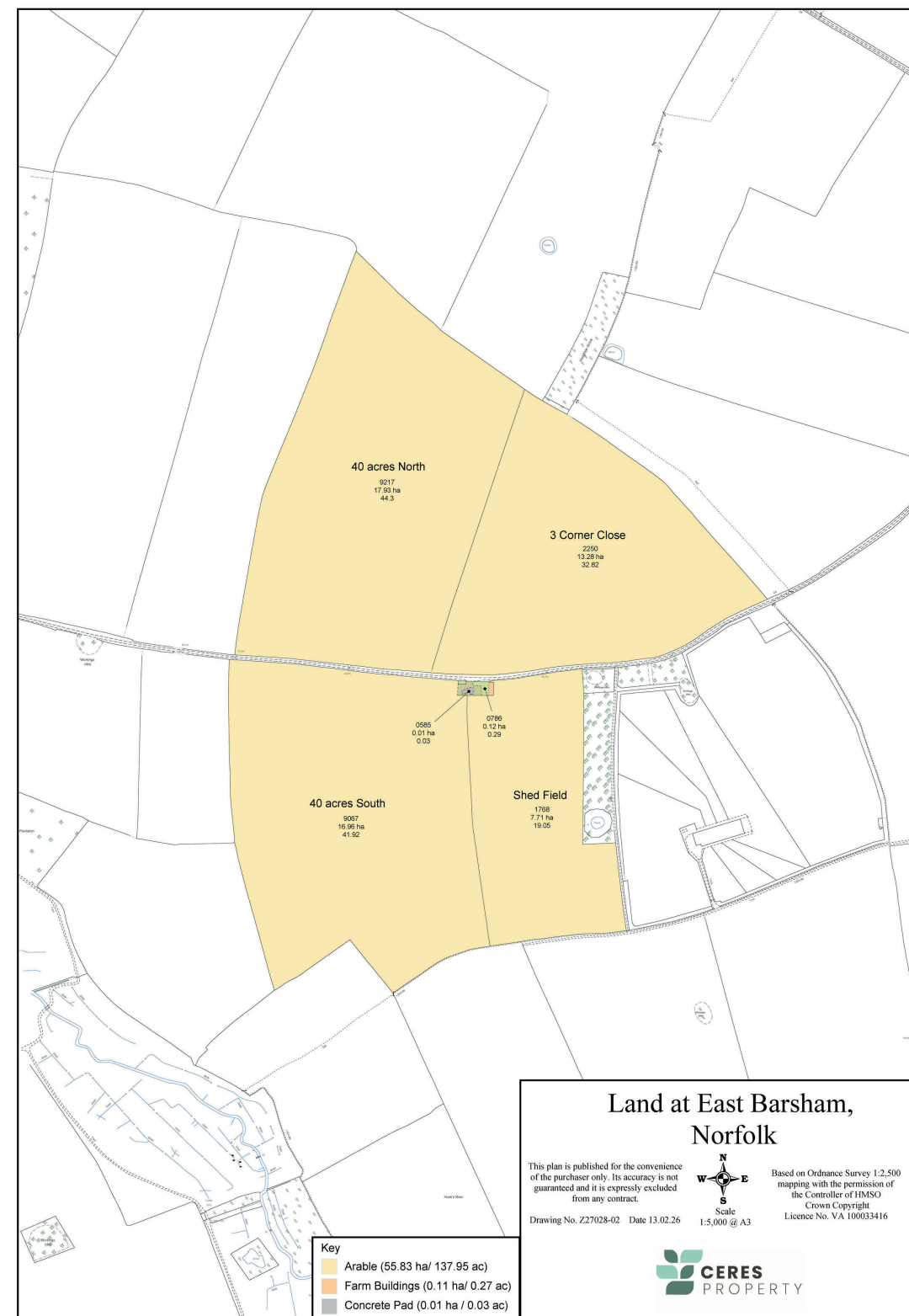
Given the potential hazards of a working farm, we ask that you exercise caution when viewing the property. Neither the seller nor the selling agents are responsible for the safety of those viewing the property, and accordingly, those viewing the property do so at their own risk.

GUIDE PRICE

Offers in the region of £1,200,000.

PHOTOS

Taken on the 7th February 2026.





Ceres Property gives notice that: 1. These particulars do not constitute an offer or contractor part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise and no assumptions should be made that the property has all necessary planning, building regulation or other consents. 3. Ceres Property has not carried out a survey, nor tested the services, appliances or facilities. 4. Ceres Property does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. Please direct queries to Ceres Property at Council Offices, London Road, Saffron Walden, CB11 4ER.

CONTACT US

For any enquiries or further information, our team is happy to help. Contact us today.



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