



LAND AT STALHAM, NORFOLK, NR12

75.92 ACRES OF GRADE 1 ARABLE LAND





DESCRIPTION

An exceptional opportunity to acquire three parcels of highly productive Grade 1 arable land, ideally located near the market town of Stalham, Norfolk.

The land is available for sale as a whole or in two lots, encompassing a total of 75.92 acres (30.72 hectares).

LOCATION

The land is located on the edge of Stalham, Norfolk. The land is accessible via Brumstead Road and Ingham Road.

Norwich lies approximately 15 miles to the southwest and Great Yarmouth 18 miles to the southeast. The A149 is easily accessible from the land.

The nearest postcode is NR12 9DS.

Lot 1 Access: [///bearings.crab.parkland](#)

Lot 2 Access: [///soggy.homework.coughed](#)

THE LAND

The land is versatile and extends to 75.92 acres (30.72 hectares) having been farmed for many years in a rotation of combinable crops, pulses and root crops.

The land benefits from excellent access to public highways, both from Brumsted Road and Ingham Road.

LOT 1: 20.74 ACRES (8.39HA) OF ARABLE LAND: OFFERS IN THE REGION OF £220,000

A single arable field with direct access from Brumsted Road.

The land is classified as Grade 1 on the Land Classification of England and Wales, belonging to the Gresham Series, which is described as deep coarse loamy and silty over clayey soils

Lot 1 will be sold with an overage condition that benefits the vendor and any beneficiaries or successors, who 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.

LOT 2: 55.54 ACRES (22.48HA) OF ARABLE LAND: OFFERS IN THE REGION OF £580,000

Two arable fields with direct access from Ingham Road. Access is taken over a concrete pad which forms part of the southern parcel.

The land is classified as Grade 1 on the Land Classification of England and Wales, belonging to the Wick 2 Series, which is described as deep, well drained coarse loamy soils.

There is a telecom mast located in the southwest corner of parcel 8701. This is leased to EE Ltd for a term of 20 years from May 2021 to May 2041 for a rent of £1,000 per annum.



Land at Stalham



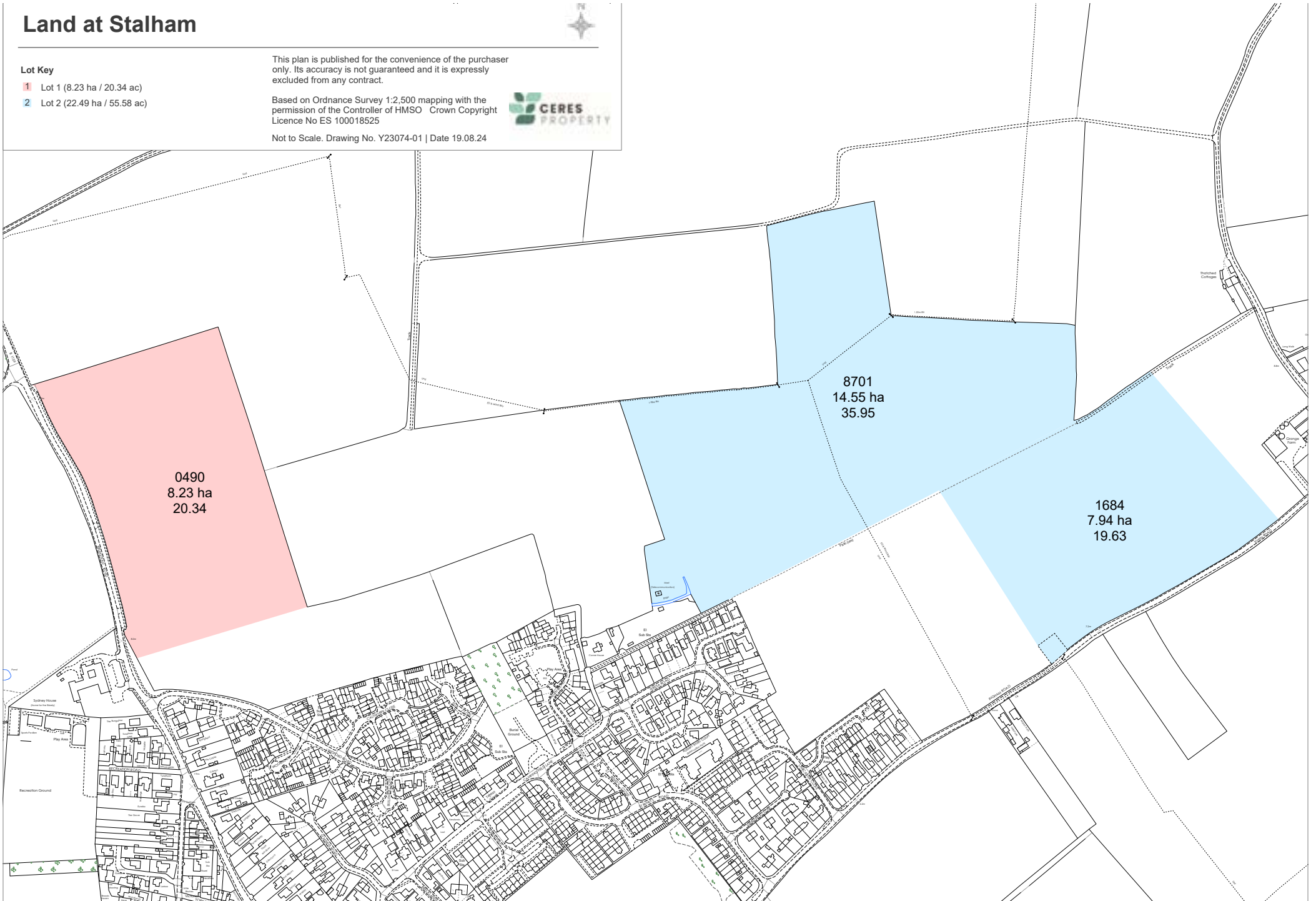
Lot Key

- 1 Lot 1 (8.23 ha / 20.34 ac)
- 2 Lot 2 (22.49 ha / 55.58 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO Crown Copyright Licence No ES 100018525

Not to Scale. Drawing No. Y23074-01 | Date 19.08.24



METHOD OF SALE

The property is offered by sale by Private Treaty as a whole or in two lots.

TENURE

The property is for sale freehold. The property is registered under title numbers NK537862 and NK537862.

The land is currently subject to a one-year Farm Business Tenancy (FBT) which expires in September 2025.

Further information is available from the vendor's agent.

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.

LOCAL AUTHORITY

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

SPORTING, TIMBER & MINERAL RIGHTS

All sporting and timber rights are included in the freehold sale, insofar as they are owned.

VAT

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

DE-LINKED PAYMENT

The de-linked payment is excluded from the sale.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is offered subject to the benefit and burden of all existing rights of way, wayleaves and easements, whether specifically referred to in these particulars.

ENVIRONMENTAL SCHEMES

The land is subject to a Countryside Stewardship Mid-Tier agreement (Reference number 1270718) which expires 31st December 2026.

The land is not included within a Sustainable Farming Incentive agreement.

Further details are available from the vendor's agent.

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.

CROPPING HISTORY

Parcel No.	2024	2023	2022	2021	2020	2019	2018
8701	Pots	SW	BT	WW	OSR	WB	BT
1684	OSR	WW	Pots	WW	WW	Peas	WW
490	OSR	WB	WW	Pots	SW	BT	WB



VIEWINGS

Inspections should be arranged by prior appointment with the vendor's agents.

HEALTH & SAFETY

Due to the potential hazards on a working farm, we ask that you exercise utmost caution during your viewings, especially around the building and roadways, to ensure your personal safety.

GUIDE PRICES

Whole: £800,000

Lot 1: £220,000

Lot 2: £580,000

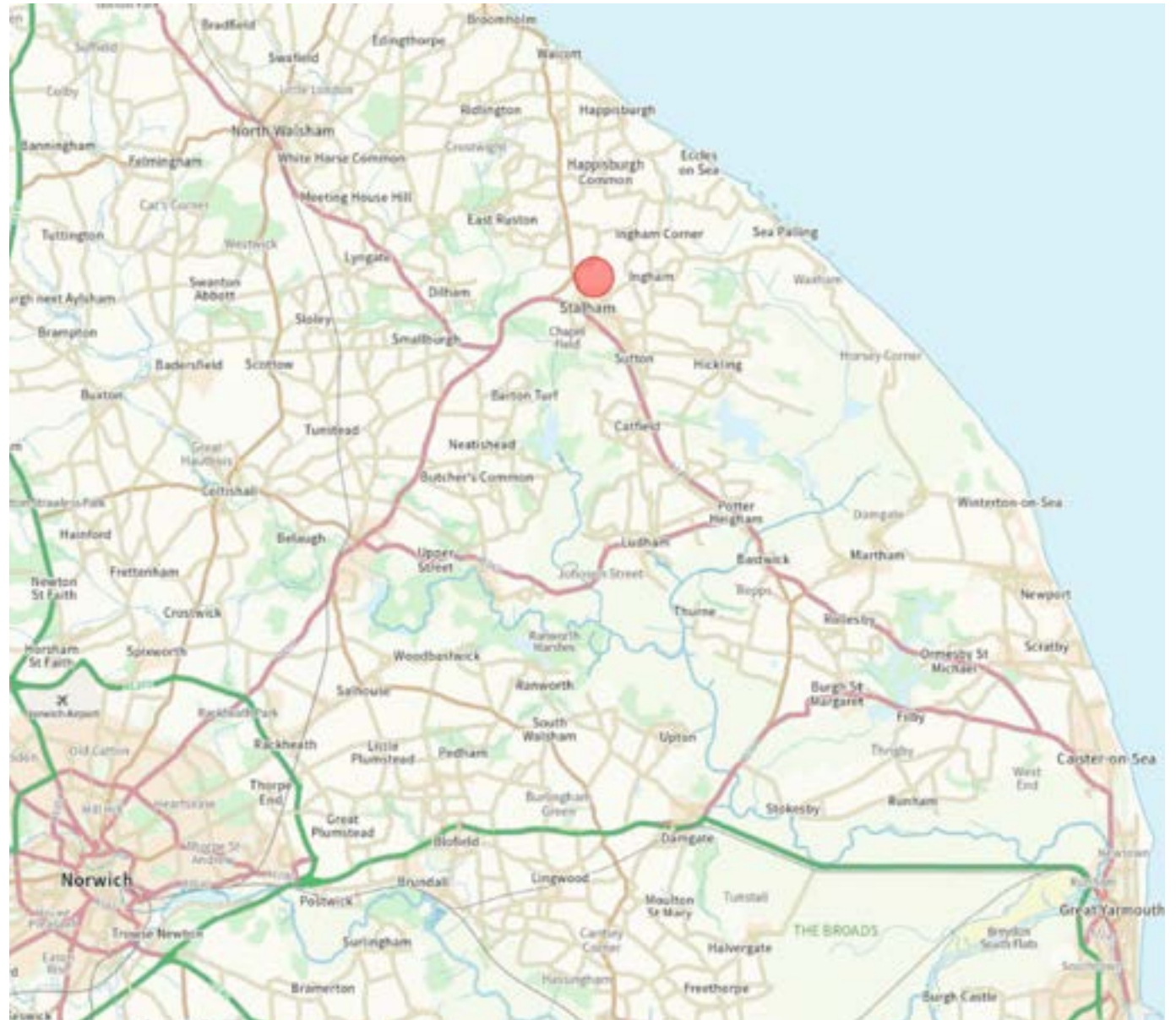
CONTACT

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