

# Cruso & Wilkin

**FOR SALE BY PRIVATE TREATY**

**42.26 acres (17.10 hectares) Amenity Land/ Water Meadows  
Norwich Road, Guist, Norfolk**



**For Sale as a Whole  
Freehold with Vacant Possession**

**Offers Invited**

Contact Adam Case or Georgie Armstrong  
01553 691691  
[apc@crusowilkin.co.uk](mailto:apc@crusowilkin.co.uk) or [ga@crusowilkin.co.uk](mailto:ga@crusowilkin.co.uk)

Waterloo Street, King's Lynn, Norfolk  
PE30 1NZ





### Description:

The sale comprises of 42.26 acres (17.10 hectares) including 41.54 acres (16.81 hectares) of amenity land/ water meadows and 0.72 acres (0.29 hectares) being the access track.

The land is situated in one block but is capable of being separated into two enclosures.

### Location & Directions:

The land is situated approximately 0.5 miles south east of the village of Guist as identified on the enclosed plan.

### Terms 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.

### Tenure & Possession:

The freehold is offered for sale with Vacant Possession.

### Basic Payment Scheme:

The land is registered as eligible for the Basic Payment Scheme. The entitlements are available to purchase from the Vendor.

### Agri-Environment Schemes:

The land is not within any agri-environment schemes.

### Access:

The parcel is accessible from the public Highway, Norwich Road (A1067) via an owned access track.

### Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and are owned are included in the freehold, subject to statutory exclusion. Part of the shooting rights are retained by a neighbour.

### Land Grade:

The land is classified as Grade 3 and is categorised as being part of the Isleham 2 soil series, a deep permeable sandy and peaty soil affected by groundwater.

### Services:

We understand the land does not have the benefit of any services.

### Nitrate Vulnerable Zones:

The land is not within any designated Nitrate Vulnerable Zones.

### Development Covenant/Overage:

The sale of the land will not be subject to a development covenant.

### Ingoing Valuation:

There will be no Tenant Right Valuation (as though between an incoming and outgoing tenant) in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any.

### Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

### Health & Safety:

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own personal safety, particularly around farm machinery. We request that viewers are not accompanied by either children or dogs for their own safety.





**Wayleaves, Easements & 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.

**Town & 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 Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**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.

**Boundaries, Plans, Areas Schedules & 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 Agents whose decision acting as experts shall be final.

**Local Authorities:**

Breckland Council; Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Tel. 01362 656870

Norfolk County Council; County Hall, Martineau Lane, Norwich, Norfolk NR1 2DH. Tel. 0344 800 8020

**Money Laundering Regulations:**

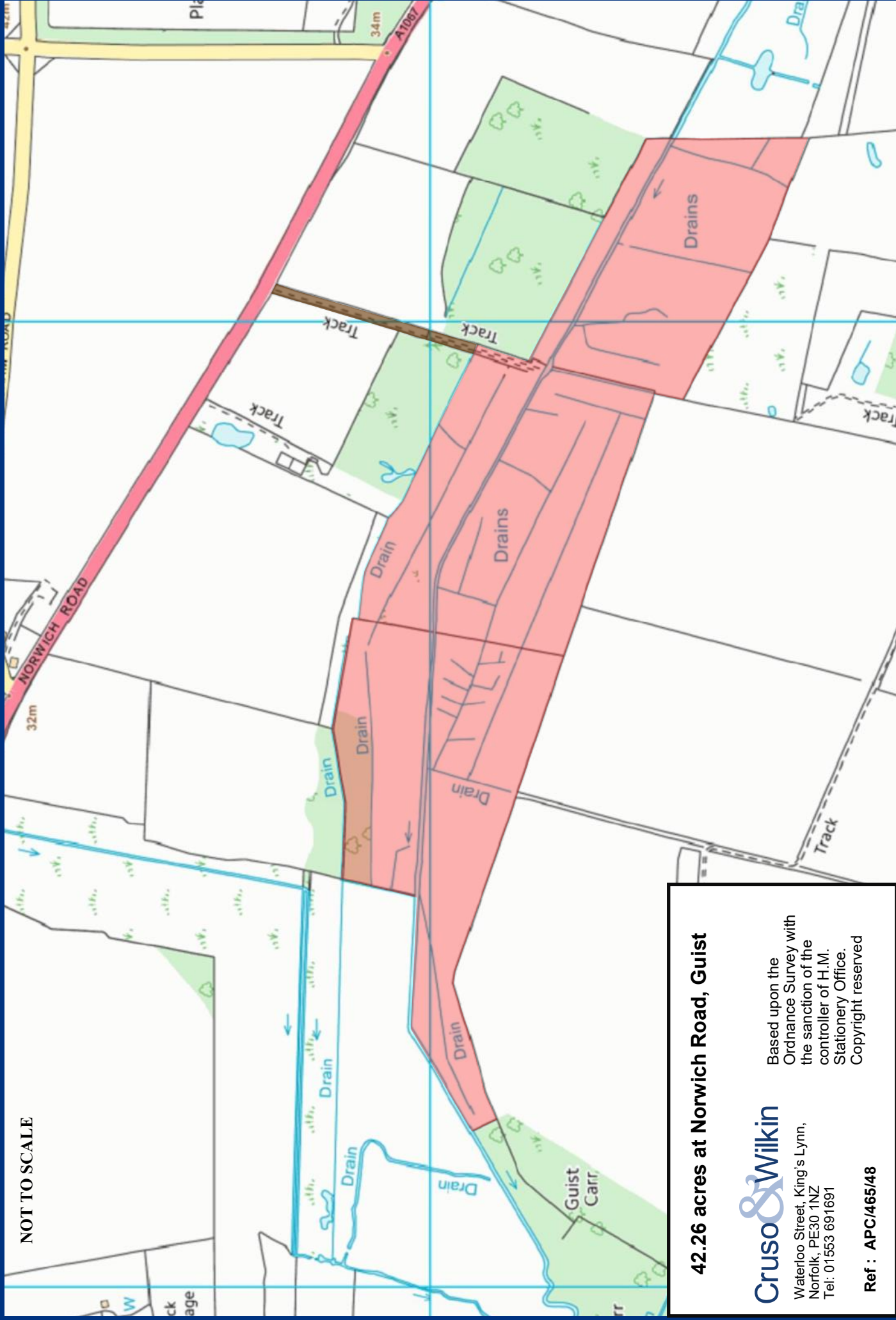
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Particulars & Photographs Prepared: February 2018

**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 & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) 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 or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an 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. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. Into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement; and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above; and that in entering

NOT TO SCALE



## 42.26 acres at Norwich Road, Guist

**Cruso & Wilkin**

Waterloo Street, King's Lynn,  
Norfolk, PE30 1NZ  
Tel: 01553 691691

Based upon the  
Ordnance Survey with  
the sanction of the  
controller of H.M.  
Stationery Office.  
Copyright reserved

Ref : APC/465/48