

Cruso & Wilkin

GALLOW HILL FARM
Burnham Market, Norfolk



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Stanhoe Road, Burnham Market, King's Lynn, Norfolk PE31 8JS

Sole Agents

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INTRODUCTION:

The sale of Gallow Hill Farm provides interested parties with an exceptionally rare opportunity to purchase a residential development site, together with agricultural land on the outskirts of the much sought-after North Norfolk Village of Burnham Market. Extending in all to 25.01 hectares (61.79 acres), with commanding views over Burnham Market and the adjoining countryside, the property includes a traditional Farm House with Planning Permission for renovation and extension; a range of traditional Farm Buildings with Planning Permission for conversion into two residential dwellings; 16.64 hectares (41.12 acres) Arable Land; 2.45 hectares (6.05 acres) Grassland including 'Gallow Hill'.

PARTICULARS:

Location and Situation:

Burnham Market is a stunning Georgian village complete with Village Green, surrounded by 18th Century houses together with shops, boutiques and public houses including The Hoste Arms. Burnham Market is situated 21 miles from King's Lynn and 38 miles from Norwich. London King's Cross is 1 hour 51 minutes by rail from King's Lynn.

The village has a range of essential amenities including doctors and dental surgeries, pharmacy, primary school and post office, together with a bakery, butcher, fresh fish shop, beauty salon and a range of clothing outfitters.

Recreationally the village is close to the sailing harbours at Brancaster Staithe and Burnham Overy Staithe together with the Royal West Norfolk Golf Course at Brancaster and the Links Golf Course at Hunstanton. Holkham Hall and Beach are easily accessible being only a few miles north.

Directions and Access:

From The Green in the centre of Burnham Market head west on the B1155, Church Walk, towards Stanhoe. After approximately half a mile follow the road around a left-hand bend and take the track immediately on the left that leads to Gallow Hill Farm.

Tenure and Possession:

All the property included herein is to be offered freehold with the benefit of vacant possession, subject to rights of Holdover, the details of which are available herein.

Method of Sale:

The property is offered for sale initially by Informal Tender as a whole or in up to four Lots, as described herein. The Vendor and their Agent reserve 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.

Informal Tender:

Tenders should be submitted by 12 noon on Friday 5th April 2019 to Cruso & Wilkin, Waterloo Street, King's Lynn, Norfolk PE30 1NZ. Tenders must be submitted on the specified Tender Form (attached). Tenders must also include proof of funding and identification documents for the intended Purchaser.

Planning Permission:

Gallow Hill Farm has the benefit of Full Planning Permission for the renovation and extension of Gallow Hill Farm House, together with the conversion of the traditional Farm Buildings into two residential dwellings and ancillary accommodation.

Further details, including drawings and the Decision Notice are available from the Agent and/or can be found on the Borough Council of West Norfolk's Planning Website - Planning Reference 18/01415/F.

Viewing:

Viewing is accompanied and strictly by prior appointment only with the Vendor's Agent, Cruso & Wilkin. Tel. 01553 691691.

Health and Safety:

Given the potential hazards and for your own personal safety we would ask you to be as vigilant as possible when making an inspection, particularly around the Farm House and traditional Farm Buildings. Viewings of the Farm House are limited to the ground floor area of the property only. Please observe all warning signs and in particular please do not enter any area enclosed by Harris Fencing. We require those persons viewing the property to provide their own PPE if entering any buildings. We regret to advise that children and/or pets are not permitted on the property.



Lot 3: 6.05 acres Pastureland (shaded blue)

This unspoilt, chalkland pasture is located beyond the farmstead and enjoys spectacular views to the north, to include the bays of Wells, Holkham, Burnham Overy Staithe, Brancaster and Titchwell.

The paddock extends in all to 2.45 hectares (6.05 acres). It has previously been grazed by sheep and horses and can be easily divided to provide two smaller paddocks. It is bounded on all sides by mature hedgerows.

Lot 4: 41.11 acres Arable Land (shaded green)

A rectangular block of Arable Land extending in all to 16.64 hectares (41.12 acres) having been previously contract farmed. It is currently let to a Tenant on an annual Farm Business Tenancy, which is due to expire on the 30th September 2019.

The land is well-drained, overlying chalk and gently sloping, with views across the valley; suitable for growing a range of crops, to include cereals and sugar beet.



Access:

Under the terms of the Planning Permission the access to Gallow Hill Farm requires alteration. The access will be included in the sale of Lot 2 and the Purchaser of Lot 2 will therefore be responsible for the alteration. The Purchasers of Lots 1 and 3 will be granted a right of way over the access, and together with any current users, will be obliged to assist with the maintenance provisions. Details of the current rights of way are available upon request.

Agricultural Land:

Land Grade and Soil Type:

The land is classified as Grade 3 and is identified as being part of the Newmarket 2 Soil Series, being a shallow, well-drained, calcareous soil over chalk suitable for the growing of cereal crops, pulses and sugar beet.

Basic Payment Scheme:

Both the Arable and Pastureland is eligible and registered for the Basic Payment Scheme. The payments are currently claimed by the outgoing Tenant. The sale of the land will include the benefit of the Entitlements.

Payment in respect of the 2019 Scheme year, and earlier payments, are expressly reserved to the benefit of the Vendor and their Tenant.

Sporting, Timber and Mineral Rights:

These rights insofar as they are relevant and are owned are included in the freehold and therefore the sale, subject to statutory exclusions.

Early Entry and Holdover:

Early entry may be available on the Arable Land, by agreement, subject to the payment of an additional 10% deposit of the total sale price following exchange of contracts. Holdover will be reserved at no cost to allow the removal of the Arable crop, and the straw, no later than the 30th September 2019.

GENERAL INFORMATION:

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.

Services:

It is for the intended Purchaser to confirm service arrangements with the service providers.

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

Wayleaves, Easements 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.

We understand there is a public footpath from the public highway along the first 100m of the access track.

Outgoings:

General drainage rates on the agricultural land are payable to the Environment Agency.

Boundaries, Plans, Areas, Schedules and 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 Agent whose decision acting as Experts shall be final.

Measurements and Other Information:

All measurements are approximate and areas are based on the RPA acreages. 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. Photographs taken and Particulars prepared February 2019.

CONTACT DETAILS:

Agent: Cruso & Wilkin, Waterloo Street, King's Lynn, Norfolk PE30 1NZ. Contacts Jonathan Fryer and Megan Scourfield.

Solicitors: Hayes & Storr Solicitors, Unit 2, Acorn House, Turbine Way, Swaffham, Norfolk PE37 7XN. Contact Susan Matthews.

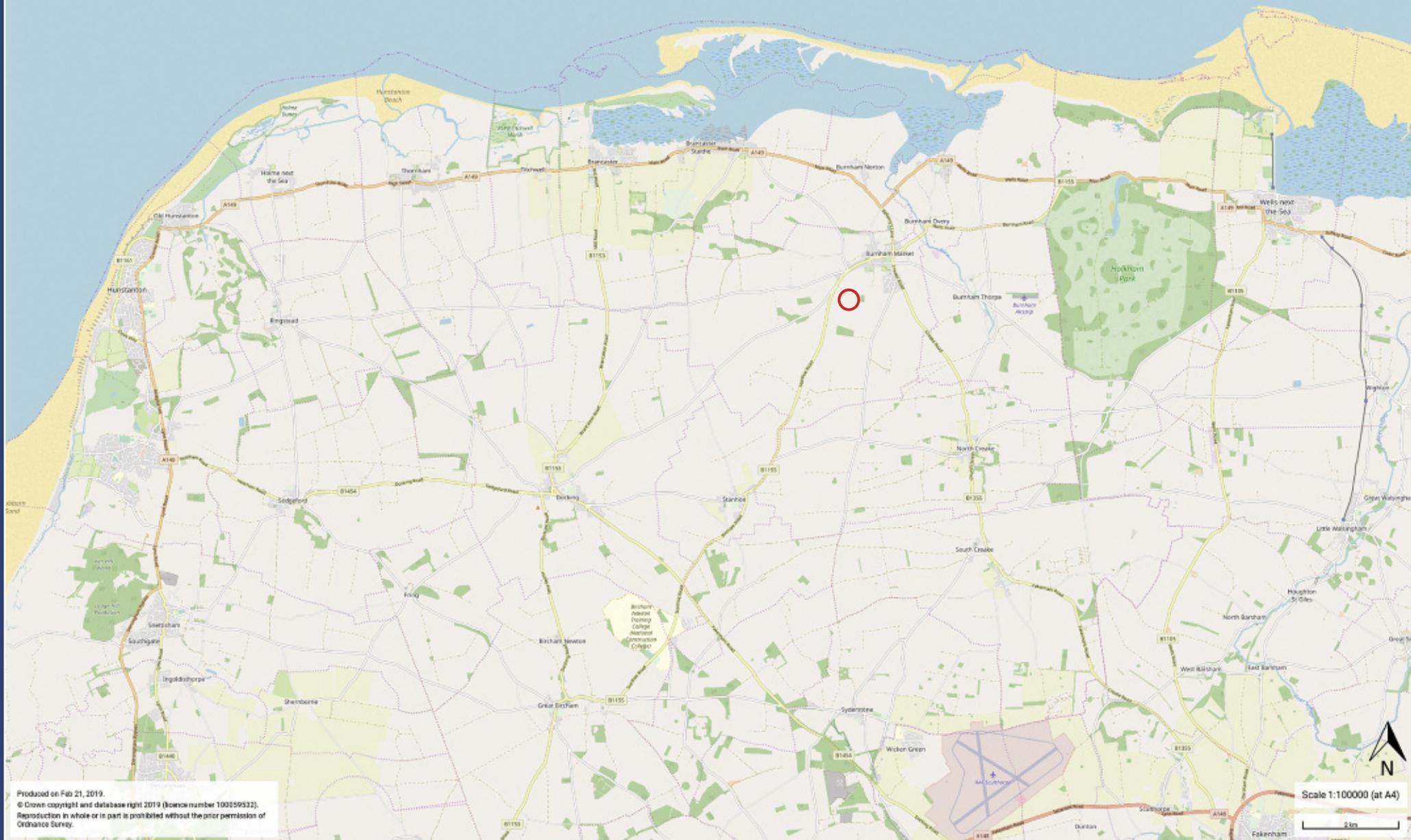
Architects: Thomas Faire Architects, 10 Ulph Place, Burnham Market, King's Lynn PE31 8HQ. Contact Tom Faire.

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.







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Scale 1:100000 (at A4)

2km

