Irelands

Chartered Surveyors

On Instructions from the Executor of L H Read Deceased

PARK LANE FARM
DEOPHAM, NORFOLK

AN ATTRACTIVE SMALL FARM
extending to 30.264 Ha (74.78 Acres)



FOR SALE BY AUCTION IN SIX LOTS

on TUESDAY 20TH JULY 1999 at 5.30 p.m.

at WICKLEWOOD VILLAGE HALL
High Street, Wicklewood,
Norfolk

Auctioneers:
IRELANDS
2 Harford Centre
Hall Road
Norwich
NR4 6DG
Tel: 01603 250808
Fax: 01603 250666
E-mail: Property@irelands.co.uk
Ref:MJWG/101213

Solicitors:
RUSSELL STEWARD
22 Middleton Street
Wymondham
Norfolk
NR18 0AE
Tel: 01953 607724
Fax: 01953 607845
Ref: NJRE

Ref: 101213

PARK LANE FARM
DEOPHAM
NORFOLK

An attractive Small Farm of 30.264 Ha (74.78 Acres)

The property is situated on the eastern boundary of the Parish, near to High Oak and being some three miles west of the market town of Wymondham, and eleven miles south-west of Norwich.

The Farm has been run in traditional manner for many years, and the land is in good heart.

LOT 1

PARK LANE FARMHOUSE & BUILDINGS

Situated in a tranquil setting this pleasant small rural property is in need of complete renovation and improvement, and it affords a unique opportunity to acquire a conveniently sized farmstead, in a ring fence, extending in all to 2.17 Ha (5.37 Acres).

THE HOUSE

The house stands back from the road, and is approached by a short private drive. It is built of brick and tile, and offers the following accommodation:-

Front Door to Hall

Dining Room 3.91m x 3.71m with fireplace and cupboard, windows to western and southern aspects

Sitting Room 4. 16m x 4.11m with fireplace and window to south aspect

Passage leading to

Old Dairy

Kitchen 4.21m x 3.38m with sink and Rayburn (solid fuel), and window to western aspect

Door to

Pantry

Bathroom with bath, w.c., and airing cupboard and immersion heater

Rear lean-to lobby with back door

First Floor

Bedroom 1 4.14m x 4.14m with fireplace and window to southern aspect

Bedroom 2 4.04m x 3.86m with walk-in cupboard and window to southern aspect

Bedroom 3 3.81 x 2.06m with window to western aspect

Bedroom 4 (walk through) 2.77m x 2.90m

Bedroom 5 4.14m x 2.90m with window to western aspect

Outside

Small range of domestic outbuildings

Small aluminium framed Greenhouse

Front & rear Garden

Old deep litter Poultry House

Dog Kennel & Run

Services: -

Mains Electricity

Water from Private Bore

Private Drainage System

Council Tax:-

The house is banded in Band D for Council Tax purposes

Buildings : -

Situated to the north of the house, and grouped around a hardened yard they comprise:-

Modern steel framed and asbestos general purpose building with dwarf block walls and cladding to three sides, and concrete floor - 18.25m x 9.15m.

Modern steel framed and asbestos general purpose building with dwarf block walls and cladding to three and a half sides, concrete floor and sliding doors - I 8.25m x 9. 15m

Steel and asbestos building with front sliding doors, concrete floor and with a timber and tin lean-to - 9.75m x 6.7m

Modern steel framed and asbestos general purpose building, with dwarf block walls and cladding to three sides - 15.25m x 9.15m

Small range of clay lump, brick and tile traditional buildings viz:

Barn
Two bullock yards with shelter lodge
Loose Boxes
Stores
Cart Shed

Nissan Hut

Concrete Sugar Beet Pad

Outside galvanised metal circular Corn Bin

LAND

Two traditional grass meadows, one in front of the house, the other which lies to the west, is very well sheltered by mature hedges.

There is a small orchard behind the farm buildings.

The full extent of **LOT 1** is shown in the following:-

SCHEDULE

(Taken from OS NG Sheet TGO6O1)

NG No.	Parish	Description	Ha
4454	Deopham	House & Buildings	0.689
4748	Deopham	Pasture	0.328
5048	Wicklewood	Pasture	0.053
3350	Deopham	Pasture	1.102
			2.172 Ha (5.37 Acs)

LOT 2

A useful block of arable land, in three enclosures, two of which have been partially amalgamated, and which lies to the north and east of **LOT 1**.

This land which is shown as Stagnogicyic Argillic brown earth on the Norfolk Soil Survey, is classified by the Ministry of Agriculture in the main as Grade II, with some Grade III to the western end.

It has road frontage and access to Milestone Lane and Park Lane, and extends in all to 13.065 Ha (32.28 Acres) as shown in the following:-

SCHEDULE

(As taken from OS NG Sheet TG 0601)

NG No.	Parish	Description	Ha.
3664	Deopham	Arable	2.694
5460	Wicklewood	Arable	3.606
7456	Wicklewood	Arable	6.765
			13.065 Ha (32.28 Acs)

LOT 3

An enclosure of **ARABLE LAND** to the south of **LOT 1** and with a long road frontage to Park Lane.

The field is NG No 6033 as shown on OS NO Sheet T00601, and extends to **3.687 Ha (9.11 Acres),** and is classified as Grade II by the Ministry of Agriculture.

LOT 4

A traditional **PASTURE FIELD** adjoining **LOT 1** to the south west, and extending to **0.980 Ha (2.42 Acres).**

The paddock is well sheltered being bounded by mature hedges, and is accessed by a private track from Park Lane (See Remarks & Stipulations No.11).

The full extent of **LOT 4** is shown in the following:-

SCHEDULE

(As taken from OS NG Sheet 0601)

NG No.	Parish	Description	Ha.
2358	Deopham	Pasture	0.98
2962Pt	Deopham	Track	0.07
			1.05 Ha
			(2.59 Acs)

LOT 5

THREE ENCLOSURES most of which are in arable production.

This block could either continue as arable land or could be laid to pasture or is ideal for some conservation project.

Approached from Park Lane it extends in all to 2.443 Ha (6.03 Acres) as shown on the following:

SCHEDULE

(As Taken from NG OS Sheet No 0601)

NG No.	Parish	Description	Ha.	IACS Area
1869	Deopham	Arable	1.393	1.39
2875	Deopham	Arable & Rough	0.827	0.580
2466	Deopham	Arable & Pit	0.223	0.190
			2.443Ha	**2.l6Ha**
			(6.03 Acs)	

LOT 6

A most productive block of **ARABLE LAND** in one enclosure with excellent road frontages on two sides.

Classified as Grade II by the Ministry of Agriculture it extends in all to **7.85 Ha est (19.39 Acres est.)** and is part of NG No 8200 Part as shown on NG OS Sheet TG 0600.

The IACS registered area 7.79 Ha under field Number TG 0600 7372.

The totality of the Farm is shown in the following:-

SUMMARY

	Arable (Ha)	Pasture (Ha)	Other (Ha)
LOT 1		1.483	0.689
LOT 2	13.065		
LOT 3	3.687		
LOT 4		0.98	0.07
LOT 5	2.16		0.28
LOT 6	7.79		0.06
	26.702 Ha (65.98 Acs)	**2.463 Ha (6.09 Acs)**	**1.099 Ha (2.71 Acs)**

TOTAL 30.264 Ha (74.78 Acres)

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REMARKS & STIPULATIONS

1. GENERAL

The sale of Park Lane Farm brings on to the market a small residential Farm set in a truly rural setting, yet very conveniently situated being only three miles from the main All Norwich to London Trunk Road.

The house has tremendous scope for improvement and refurbishment, and **LOT 1** lends itself for conversion to a number of uses, subject to the normal planning regulations.

The land is in good heart, and is of a productive nature.

2. DIRECTIONS

From Norwich take the main All road and take the slip road sign-posted Bl135 off the dual carriageway and follow the signs to Dereham past Somerfield Supermarket and down Tuttles Lane. At the T junction bear right having passed over a railway bridge and a small river bridge, bear left sign-posted Wicklewood and Hingham. At Wicklewood Church turn left into Milestone Lane. At the T junction turn right and immediately right into Park Lane, the Farm will then be found at the bottom of the hill on the right hand side.

3. VIEWING

Strictly by appointment with Agents.

4. POSSESSION

Vacant possession of each of the Lots will be given on **Monday 11th October 1999**, subject to holdover. It may be possible to give earlier possession of the Farmhouse by arrangement.

5. HOLDOVER

As to **LOT 2**, the vendors reserve the right to enter upon the property to lift, harvest, store and deliver the growing crop of sugar beet until the 31st January 2000. As to **LOT 6** the vendors reserve the right on behalf of the farming tenant to enter upon the property to lift, harvest and cart off the growing crop of potatoes until the 1st December 1999

6. TENANT RIGHT

There will be no charge for any residual manurial values and no allowance will be made for dilapidations if any. All straw from the 1999 harvest will be disposed of by the vendors.

7. QUOTAS

There is no milk quota attached to the property.

The vendors currently have a contract with British Sugar, for 185T of A & B quota sugar beet.

All enquiries as to the possibility of the allocation of this contract to the purchasers should be addressed to British Sugar.

8. SPORTING

All sporting rights are included in the Sale.

9. TIMBER AND MINERAL RIGHTS

All standing timber is included in the Sale. Mineral rights, if any, are included in the Sale, so as far as they are owned by the vendors.

10. FIXTURES AND FITTINGS

All fixtures mentioned in these Particulars normally designated landlords fixtures are included in the Sale, all fixtures normally designated tenants fixtures are excluded from the freehold.

11. EASEMENTS AND RIGHTS OF WAY

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc which may affect the same whether mentioned herein or not and in particular: -

1. Electricity - easements in favour of Eastern Electricity for poles and wires

2. Track-way forming part of Lot 4. The track-way, NG No. 2962pt sold subject to a right of way in favour of:-

   i. The owners and occupiers of Pear Tree Cottage

   ii. The purchasers of Lot 5.

12. OUTGOINGS

Council Tax

Park Lane Farmhouse is banded in Band D for Council Tax purposes.

General Drainage Charge

Payable to the Environment Agency.

This year's payment £73.86 - to be apportioned between the Lots

Drainage Board Rates

Payable to Upper Yare and Tas I.D.B.

This year's payment £8.30 - to be apportioned between the Lots

13. VAT

Should any Sale of the property, or such rights attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the Sale.

14. INTEGRATED ADMINISTRATION & CONTROL SYSTEM

All the arable land described in these Particulars is registered with the Ministry of Agriculture as eligible for Arable Area Payments (copies of the current and past year's IACS applications may be inspected at the Agents' offices by appointment).

15. TENANCIES AND LICENCES

LOT 4 - This is subject to a Grazing Licence which expires on the 1st October 1999.

LOT 6 - This lot is subject to a Farm Business Tenancy which ends on 11th October 1999, subject to holdover.

16. PARTICULARS AND PLANS

These Particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

17. DISPUTES

Should any dispute arise between the Vendors and the Purchasers as to the boundaries, fences or any other points arising out of these Particulars, then the Agent's decision shall be final and binding on all parties.

18. AUTHORITIES

Norfolk County Council
County Hall
Martineau Lane
Norwich
NR1 2DH
Tel: (01603) 222222

Ministry of Agriculture,
Fisheries & Food
Block B
Government Buildings
Brooklands Avenue
Cambridge, CB2 2DR
Tel: (01223) 462727

Environment Agency
Kingfisher House
Goldhay Way
Orton Goldhay
Peterborough
Tel: (01733) 371811

British Sugar Plc
Cantley Sugar Beet Factory
Norwich
Norfolk
Tel: (01603) 628321

Anglian Water Services Ltd
Yare House
62/64 Thorpe Road
Norwich
NR1 1SA
Tel: (01603) 225000

South Norfolk District Council
South Norfolk House
Swan Lane
Long Stratton
Norwich
NR15 2XE
Tel: (01508) 533633

Eastern Electricity
4 Duke Street
Norwich
Norfolk
NR3 3AH

Upper Yare & Tas IDB
Kettlewell House
Austin Field Industrial Estate
Kings Lynn
Norfolk
PE30 1PH

19. MISREPRESENTATION

(a) The statements contained in these particulars are made without responsibility on the part of Irelands and the Vendors, and not to be relied upon as a statement or representative of facts. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained herein.

(b) The Vendor does not make or give and neither Irelands nor any person in their employment has any authority to make or give any representative or warranty whatsoever in relation to the property.

(c) All measurements are approximate, and all interested parties must themselves verify the accuracy of these particulars.

20. SPECIAL CONDITIONS

In the event the special conditions of Sale not being attached to these Particulars they will be available for inspection at the Auctioneers' Offices, 14 days prior to the Sale.

MJWG/June 1999

winword/particulars/Park Lane Farm Deopham

IRELANDS

CHARTERED SURVEYORS
AUCTIONEERS, VALUERS and LAND AGENTS
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PLAN FOR PARK LANE FARM, DEOPHAM, NORFOLK

TG 0600 0601

REF: MJWG/967 **JUNE 1999**

