



Land at Banham, Norfolk

twgaze



Land at Banham | Norfolk

Diss 7 miles, Norwich 18 miles

52.3 Ha (129.4 Ac)
Arable Land

The Land

Arable land extending to approximately 52.3ha (129.4ac) farmed in four enclosures.

Shown as Grade 3 on the DEFRA land classification, the soil type is principally Beccles 1, with a small area of Newport 3.

Situation

The land is situated in Banham, Norfolk. The land may be accessed from Park Common Road and via its own internal hardcore track.

Tenure

Freehold with vacant possession following clearance of growing crops.

For Sale

As a whole.

Selling Agents:

TW Gaze
10 Market Hill, Diss, Norfolk, IP22 4WJ
01379 651 931
twgaze.co.uk



The Land

The land is farmed in four main arable enclosures and the cropped area extends to 48.24ha (119ac), which could be increased to 49ha (121ac).

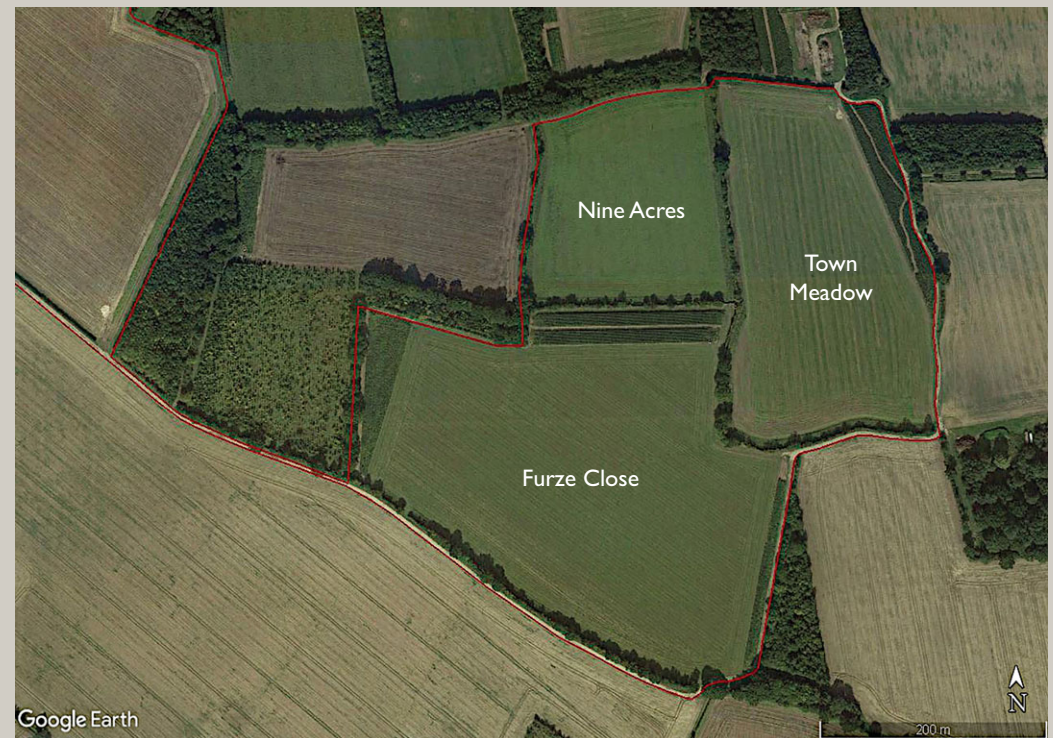
The land is generally level and supports crops of winter and spring cereals as highlighted in the cropping schedule. There are game covers on some of the enclosures used as part of the Banham Shoot. Sporting rights will be reserved until 1st February 2021.

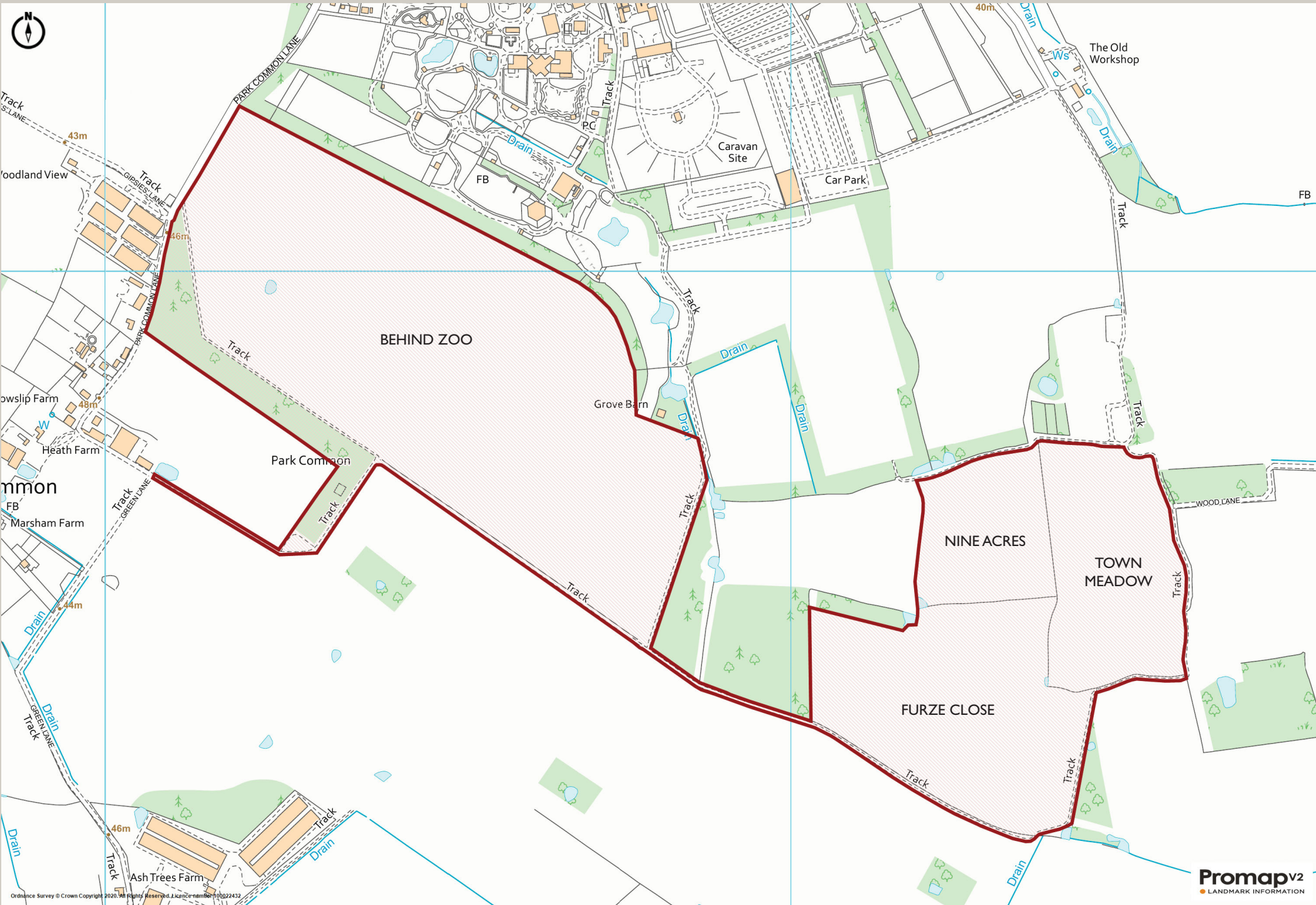
Please note that the rearing or keeping of pigs or poultry will not be permitted on the land being sold, as a result of the adjacent land uses.

The block of woodland was established under the Farm Woodland Scheme in the early 1990's. It is understood that the land must remain as woodland until 2022.

Field Name	OS Grid Ref	Total Area		Description	Croppable Area		Cropping			
		Ha	Ac		Ha	Ac	2017	2018	2019	2020
Behind Zoo	TM0586 4985	28.80	71.16	Arable	28.05	69.31	SB	TR	WB	MZ
	TM0586 2282	2.71	6.70	Woodland			WL	WL	WL	WL
Furze Close	TM0686 2230	10.00	24.71	Arable	9.92	24.51	TG	TG	WW	SW
Nine Acres	TM0686 2962	3.91	9.66	Arable	3.90	9.64	TG	TG	WW	SW
Town Meadow	TM0686 4756	6.37	15.74	Arable	6.37	15.74	WB	MZ	WW	SW
		0.59	1.45	Track/Hardstanding						
	Total	52.38	129.42		48.24	119.20				

SB - Spring Barley; WW - Winter Wheat; MZ - Maize; WB - Winter Barley; TR - Triticale; TG - Temporary Grass; WL - Woodland; SW - Spring Wheat







General

Method of Sale The property is offered for sale by Private Treaty as a whole.

Services The property is not connected to any services.

Land Drainage The land benefits from underdrainage, plans available on request.

Assessments A land drainage charge is payable to the Environment Agency. The vendor has paid the 2020 charge and the purchaser will be responsible for the 2021 charge.

BPS and Entitlements The land has been registered under the Basic Payment Scheme (BPS). The vendor has claimed and will retain the 2020 BPS payment. The land and relevant number of entitlements will be included in the sale and transferred to the purchaser after completion.

Wayleaves and Easements The property is offered subject to and with the benefit of all wayleaves, easements and other rights whether specifically referred to herein or not. All Wayleave payments received in relation to the land will be transferred to the purchaser.

Anglian Water laid a 250mm water main through the land in the 1980's running in an east-west direction. It runs alongside the farm track and through Behind Zoo field along the line of the parish boundary.

Rights of Way The property is offered subject to and with the benefit of all Rights of Way, whether public or private. Public footpaths cross through the land. The hardcore track which forms part of the land offered for sale will be subject to a right of way to be granted to Goymour Properties Limited and it is

already subject to a right of way to an adjacent landowner for agricultural purposes only.

Environmental Schemes The land is not entered into any environmental schemes.

Mineral and Timber Rights All timber rights are included within the sale of the freehold, as are the mineral rights insofar as they are owned.

VAT Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to any other sum.



Directions

From Banham Zoo, head due west on the Kenninghall Road and take the first left down Park Common Lane. Follow this road for approximately 300m and the land will be found on your left-hand side. If you continue down Park Common Lane and bear left towards the end you will come onto a hardcore track and this track, part of which forms part of this sale, leads you to the remaining three arable enclosures forming part of the property for sale.

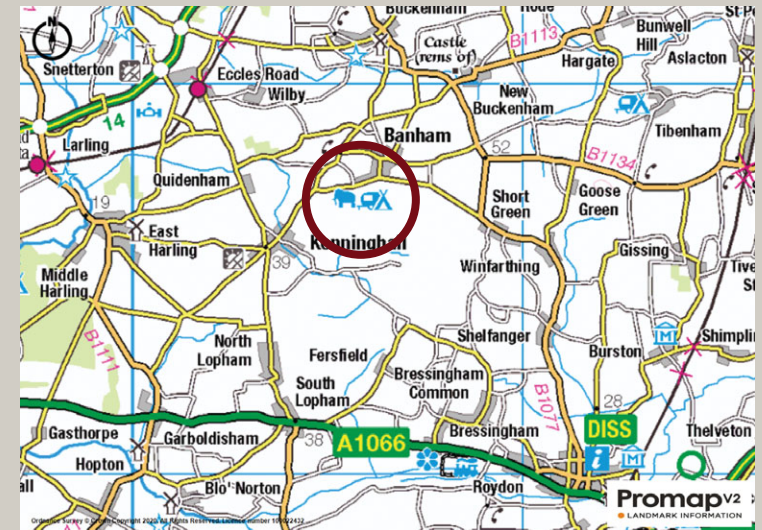
Postcode: NR16 2HF.

Viewing

With particulars in hand during daylight hours.

Contact

Edward Baskerville: E.Baskerville@twgaze.co.uk



Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor.
 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While 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.



Behind Zoo

Nine Acres

Town
Meadow

Furze Close

Google Earth

400 m

N

Rural Business

twgaze

Our Ref: 2/18327/JEB/pb
Your Ref:
Email: E.Baskerville@twgaze.co.uk
Direct Dial: 01379 651 931

As postmarked

Dear Sir/Madam

52.3ha (129.4ac) Agricultural Land, Banham, Norfolk

We have pleasure in enclosing sale particulars for 52.3ha (129.4ac) of predominantly arable land at Banham, Norfolk.

The land is offered for sale by private treaty at a guide price of £1,000,000 for the whole.

For more information or to book a viewing appointment, please contact Edward Baskerville by email, E.Baskerville@twgaze.co.uk. An information pack is available on request.

Yours faithfully

TWGaze

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