

ARABLE LAND

SADDLE BOW KING'S LYNN | NORFOLK | PE34 3AP



BARRY L HAWKINS
Independent Auctioneer and Land Agent

ARABLE LAND

SADDLE BOW KING'S LYNN, NORFOLK PE34 3AP

Commercial arable land with vacant possession

Location

The land is on the southern outskirts of Kings Lynn, about 2 miles from the town centre.

Description

This productive near silt loam soil is capable of growing most crops, although in recent years only corn and bean crops have been taken. It is as contained in the following schedule and as seen on the plan. Total area is 160.91 acres (65.12ha)

Method of Sale

For sale by private treaty

Tenure and possession

Freehold with vacant possession on completion

VAT

The vendor has elected not to charge VAT and VAT will not be payable on the purchase price

Basic Payments

The land is registered on the rural land register. The land formed part of the vendors 2018 basic payment application and the vendor will retain the benefit of the 2018 payments. A copy of the vendor's 2018 BPS application is available upon request. Sufficient number of entitlements will be transferred on completion depending upon DEFRA rules etc





Cropping Schedule

Field Number	Area (ha)	2016	2017	2018	2019
2203	13.91	AC66	LG03	AC66	AC66
4998	6.94	AC66	AC66	AC03	AC66
4602	11.17	AC17	AC17	AC66	LG03
3830	8.43	AC32	AC66	AC66	LG03
1650	1.65	AC66	AC17	AC17	AC66
1625	4.13	AC66	AC66	AC66	LG03
5456	11.49	LG03	AC66	AC17/fa	AC66
5181	7.40	AC66	AC03	AC32	AC66

Environmental Schemes

The land is not entered into any environmental scheme.

Sporting Timber and Mineral rights

All Sporting Timber and Mineral rights are included within the sale in so far as they are owned

Drainage Rates

To be apportioned by east of Ouse IDB (approx £6 per acre)

Local Authority

Borough Council of King's Lynn & West Norfolk,
Kings Court, Chapel Street King's Lynn Norfolk
PE30 1EX

Boundaries

The vendor and agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data June 2019

Tenant Right

Any purchaser will be expected to pay for any crops in the ground at cost, dependant on time of year of completion. Enhancement will only be charged if completion is beyond 3 months from 10th October 2019. All acts of cultivation will be charged at CAAV prices (Wisbech association). There will be no claim for UMV's nor any claim for dilapidations (if any). The vendors reserve the right to remove any stone which is deposited on the south-east corner of 2203 for up to 1 year from completion.

Photographs were taken in August 2019

GUIDE PRICE: £1.35m to £1.5m

Enquiries

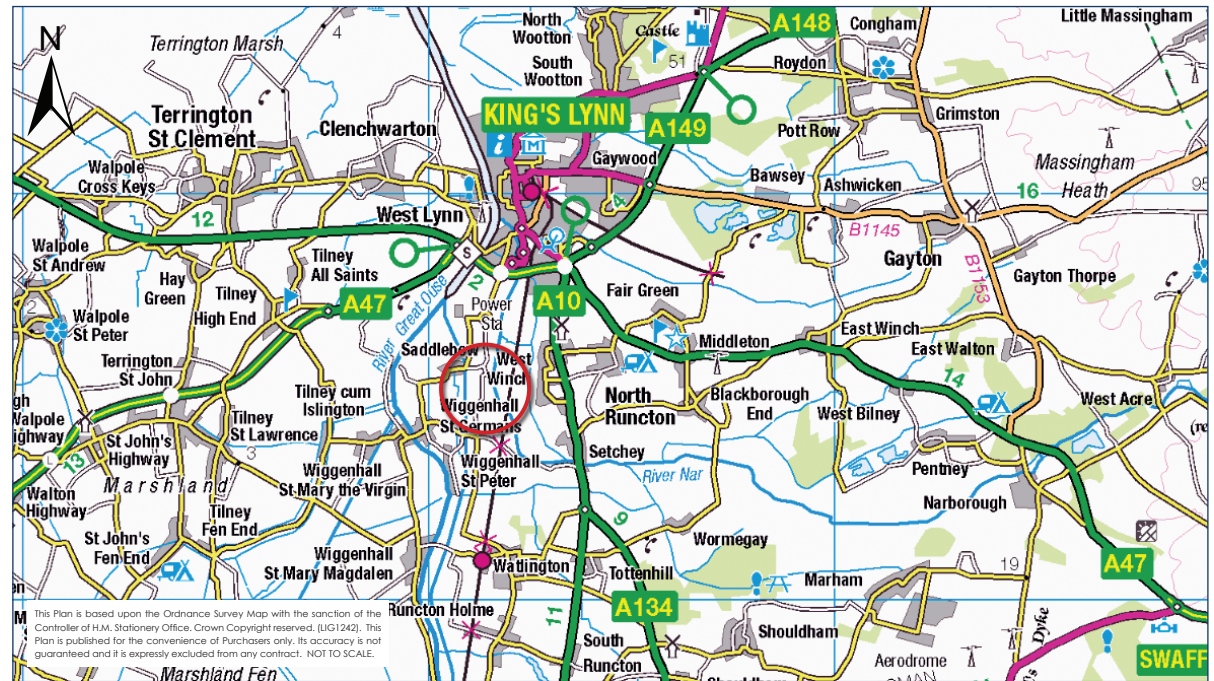
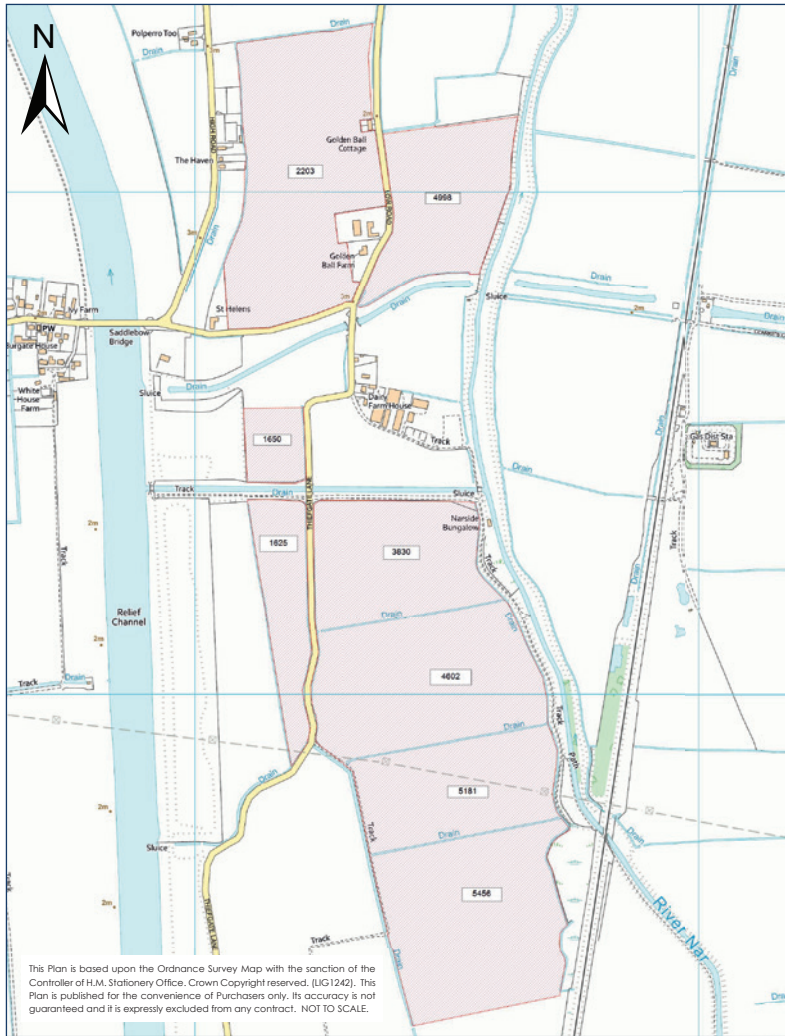
All enquiries should be directed to Marcus or Barry Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk

The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL





IMPORTANT NOTICE: Barry I Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact. Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry I Hawkins have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.

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