

# Arable Land, Main Road, Nordelph

## Location

The land is situated on the A1122 just short of Nordelph, some 3 miles from Downham Market on the way to Wisbech.

## Description

A single enclosure of good agricultural land capable of growing most arable crops. It is currently cropped in potatoes.

## Area

The land is registered with the RPA being TF.5601.3417. There are no entitlements available.

## 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.

## Entry & Holdover

The vendor will retain the right of holdover until 30th September 2019 for the harvest of the current crop (potatoes).

## Basic Payments

Any basic payment for 2019 will be retained by vendor.

## 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

## 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 2018

## Tenant Rights

There will be no claim for Tenant Rights purposes and/or UMV nor will there be a counter claim for dilapidations (if any).

**Guide Price: £145,000 to 150,000**



## Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180  
E: [marcus@barryhawkins.co.uk](mailto:marcus@barryhawkins.co.uk)  
The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL

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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 L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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