



MANOR FARM
WOOD NORTON · NORTH NORFOLK



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Fakenham 6 miles; Holt 10 miles; Norwich 20 miles

(All distances are approximate)

**ATTRACTIVE GRADE II LISTED FARMHOUSE, DIVERSE RANGE OF
MODERN AND TRADITIONAL FARM BUILDINGS, IN 13 ACRES OF
NORFOLK COUNTRYSIDE AND FARMLAND**

- Period Grade II Listed six-bedroom farmhouse
- Former farmyard buildings with extensive development potential
- Approximately 13 acres (5.2 hectares) of farmland and pasture

Approximately 15.3 Acres (6.19 Hectares)

For sale by Private Treaty as a whole.



Bidwells Norwich Rural Agency

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INTRODUCTION

The sale of Manor Farm is a rare and unique opportunity to acquire a ring-fenced residential holding including a well-presented farmhouse, farmyard with buildings and accompanying land.

Manor Farmhouse provides extensive family accommodation and provides an ideal opportunity for buyers with equestrian, farming or wider land-based diversification interests.

LOCATION

Manor Farm is located in Wood Norton, a tranquil village in the heart of the Norfolk countryside. Offset from the village, the farmhouse sits in the centre of the holding, benefiting from far reaching, south facing views across the unspoilt landscape.

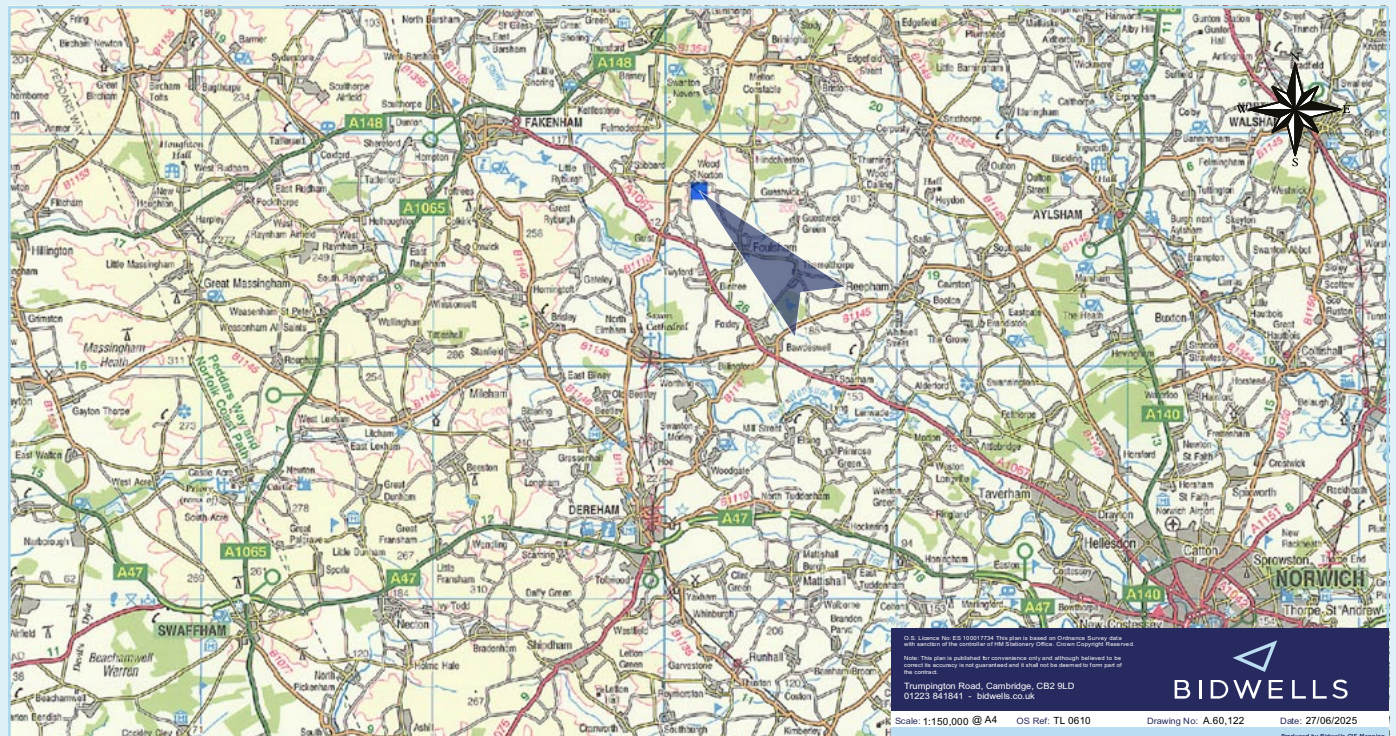
Wood Norton village benefits from a parish church, village hall and local amenities in surrounding villages. The secluded, but well-located village, is within 25 minutes of the North Norfolk Coast and just 45 minutes from Norwich city centre. The market town of Fakenham is within close proximity and offers an extensive range of health, education, leisure and retail services.

The surrounding farmland is to be retained by the Vendor, Norfolk Wildlife Trust, whose intention is to create a wildlife reserve, protecting the vast countryside views.

SITUATION & ACCESS

Manor Farm is situated in the south of the village and is accessed via a private driveway from the north of the property, providing a secluded setting.

The A47 lies approximately 11 miles south of Wood Norton, connecting to Dereham, Norwich and Swaffham and leading to the wider national road network. Norwich Train Station offers a direct train to London Liverpool Street (approx. 1 hour 45 mins) and is served by Norwich Airport which offers national and international connections.







PROPERTY DESCRIPTION

FARMHOUSE

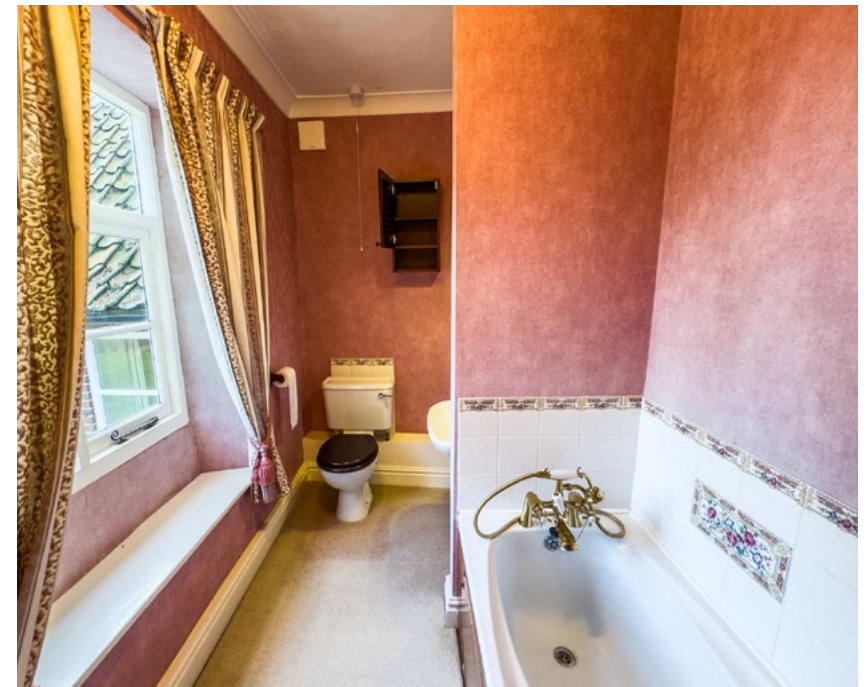
Set within approximately 13 acres of farmland, Manor Farmhouse is a distinguished six-bedroom Grade II Listed Period Farmhouse. Characterised by the red brick, the property has distinctively tall chimneys and Dutch Gables. The north wing dates back to the 17th Century. The south wing, overlooking the farmyard and beyond into the countryside, dates from the 18th Century. The house embodies the charm and heritage of a traditional Norfolk farmhouse whilst offering generous, adaptive living spaces ideal for modern family life.

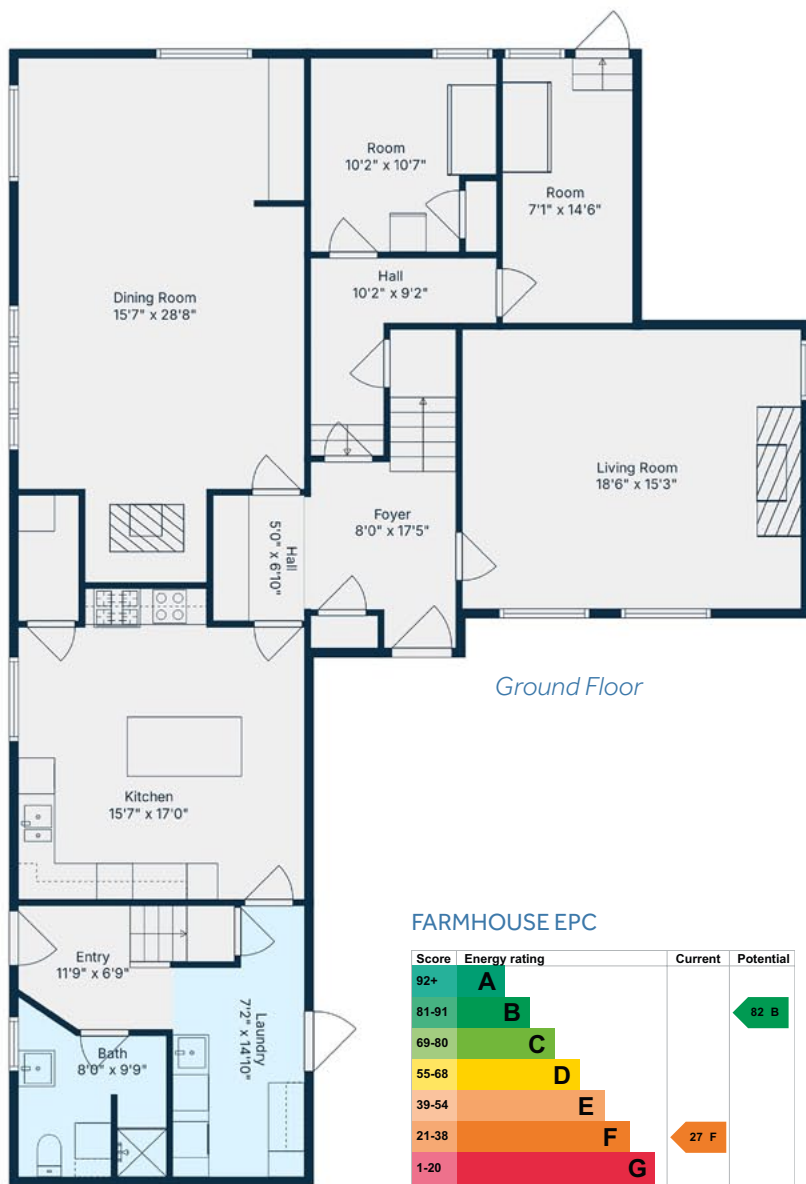
The accommodation extends to 3422 sq. ft (317.91 sq. m) and is currently vacant, providing an exciting opportunity for a purchaser to add value through refurbishment and modernisation.

At ground floor level, there is a family kitchen with an AGA, an impressive dining room with an open fireplace, a living room (with a wood burner), pantry, utility room and farm office. The thoughtful layout of the house offers a subtle divide between the family living space and practical farm management area which could be repurposed.

The first floor (including the upper first floor) offers six well-proportioned bedrooms, comprising a master bedroom with ensuite, four double bedrooms, a single bedroom, a family bathroom and an additional shower room. On the second floor is an extensive attic space which has been restored in part, providing further space for storage. The remaining attic space provides opportunity for future conversion, subject to necessary consents. The house is generously proportioned, benefitting from two staircases and separate entrances into the main house and utility room.

The formal gardens are situated to the northeast, providing an intimate, private space, complementing the expansive views surrounding the farmland. There is garage parking adjacent to the house.

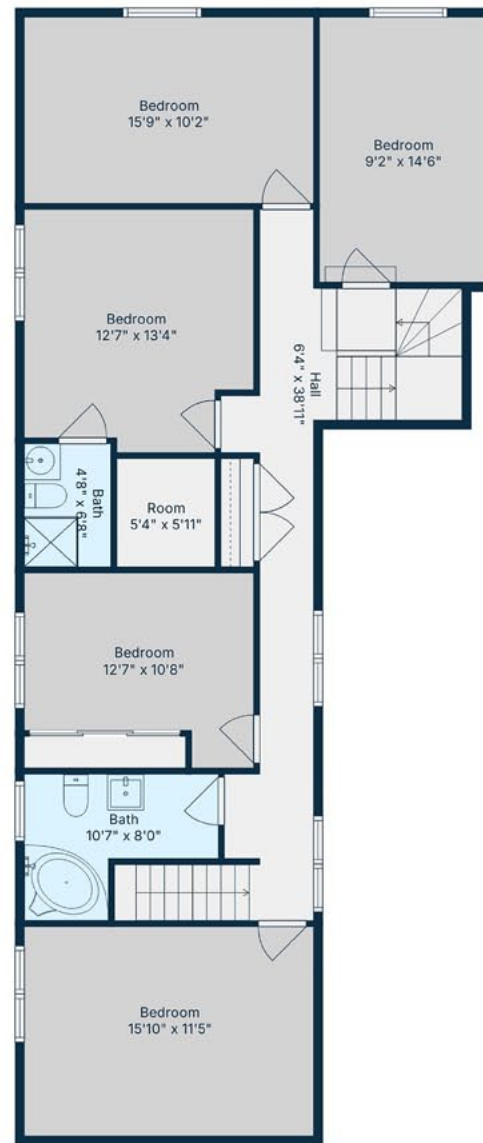




FARMHOUSE EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	27 F	
1-20	G		

Not to Scale. For Illustrative Purposes Only.

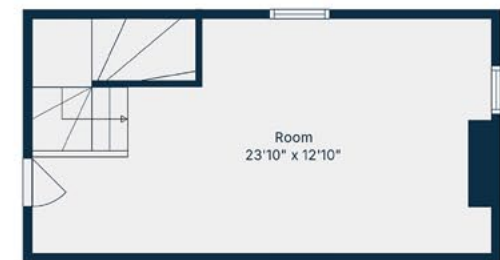
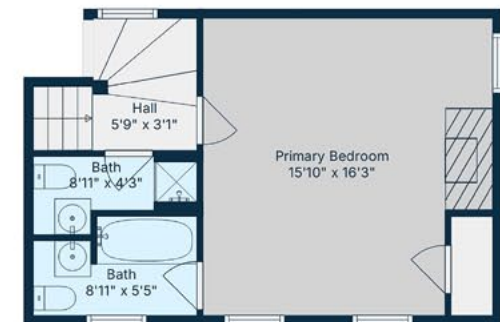


MANOR FARMHOUSE

Approximate Gross Internal Area

3422 sq ft ~ 317.91 sq m

(Excluding Low Ceiling Area 122 sq ft)





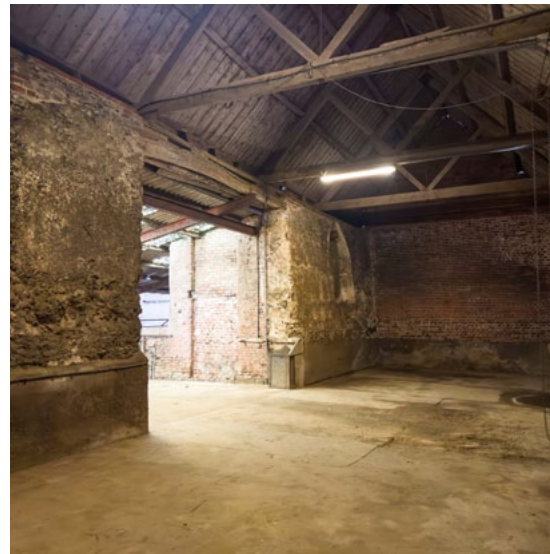


FARMYARD AND BUILDINGS

The farmyard, situated just south of the farmhouse, presents a remarkable range of traditional and modern farm buildings, including the remains of St. Peters Church. The farmyard comprises:

- Traditional Brick Barn with adjoining Former Livestock Barn
- Steel Portal Frame Former Livestock Shed
- Concrete-block Barn (formerly 10 pig-styes)
- Concrete Frame Machinery Store (erected in 1973)
- Timber Frame Lean-tos
- 1,000 tonne Modern Steel Portal Frame Grain Store (erected in 2012)
- Open Steel Portal Frame Straw Barn
- Steel Portal Frame, Cement Block Former Livestock Barn
- Six Grain Silos
- Bunded Diesel tank and adjacent Underground Pit

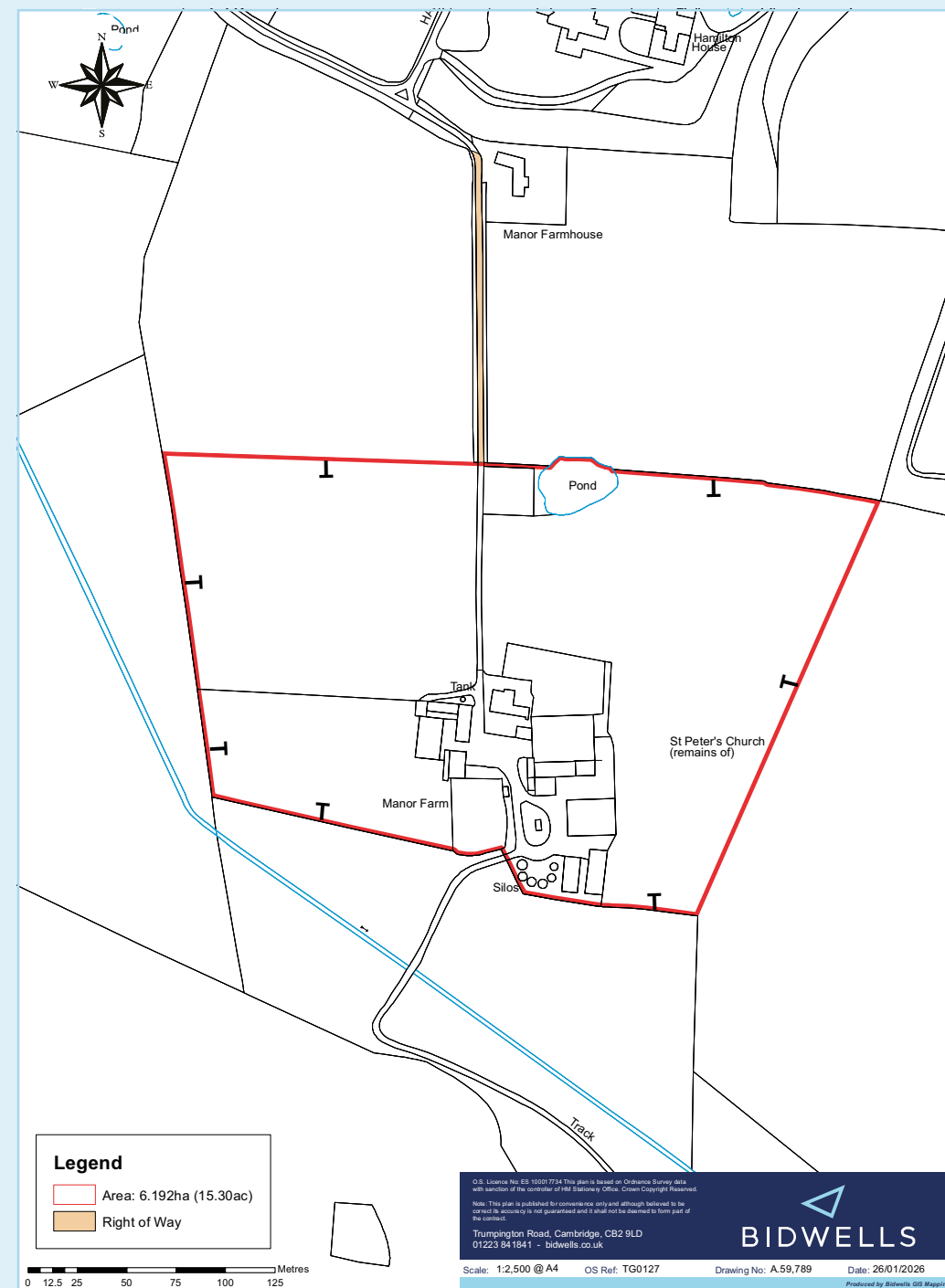
Historically, the farmyard served livestock in the range of buildings, but more recently has been used purely for arable farming, storage and workshop space. The farmyard benefits from three-phase mains electricity and mains water. With ample yard space, the farmyard offers huge potential for buyers with equestrian or small-holding interests, or those seeking to diversify income streams.





LAND

Extending to approximately 13 acres, the land surrounding the farmhouse comprises Grade 3 arable land and pasture. The soils are classified as Wickham series; slowly permeable, slightly acidic but base-rich loamy, clayey soils. The parcel is a combination of arable land and pasture, the latter has been grazed by cattle in recent years and has been under Countryside Stewardship Option GS2 (Permanent Grassland with very low inputs) since 2023. The arable land has been farmed in-hand within a rotation of cereals, sugar beet and beans.





GENERAL REMARKS

Tenure & Possession

The property is for sale freehold with vacant possession on completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

The property is with the jurisdiction of North Norfolk District Council.

Manor Farmhouse is Grade II Listed (Reference: 1049199).

Manor Farm Barn former Church of St Peter is also Grade II Listed (Reference: 1153341).

It is likely that a proportion of the farm buildings are curtilage listed.

The Farm buildings have significant potential for alternative uses (subject to planning consent).

The planning history is set out below:

Application Number	Proposal	Decision	Decision Date
NP/11/0307	Prior notification of intention to erect agricultural building	Permission not required	Tue 05 Apr 2011
LA/84/1536	Replacement Windows	Approved	Fri 30 Nov 1984

Services

Manor farmhouse benefits from mains electricity, mains water, private drainage and oil-fired central heating. The farmyard benefits from three-phase mains electricity and mains water. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. Accordingly, the buyer is to make their own enquiries and is advised to obtain verification from their Solicitor or Surveyor as necessary. The seller will not be providing any warranty in this regard.

Part of the land to the east of the property is under drained.

Further information available from the selling agent.

Asbestos

The farm buildings may include asbestos. Prospective applicants to make their own enquiries.

Overage

The sale will be subject to an overage provision of 20% for a 30-year period, agricultural and equestrian uses will be excluded, further information is available from the selling agent.

Environmental Designations

The land is within the Nutrient Neutrality Catchment.

Outgoings

Manor Farm is within Council Tax Band F. Council Tax payable for 2025/26 is £3,817.03

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will acquire the property subject to a right of way over the land coloured brown on the sale plan.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

360 View

Please scan the QR code or click this [LINK](#)



Aerial Video

Please scan the QR code or click this [LINK](#)



Registered Title

The land is registered under part of the Title Number NK359884.

Value Added Tax

Should any sale of the farm, as a whole or in lots, or any right attached to it become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Energy Performance Certificate

Manor Farm has an energy rating of F.

Solicitors

Dan Evans of Cozens Hardy - dwevans@cozens-hardy.com

Postcode

The postcode is NR20 5BE.

what3words

The location of the entrance to the property is /// unstated.registers.guitar

Viewings

Viewing and access to the property is strictly by appointment with Bidwells. Please call Ruth Bonner on 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

North Norfolk District Council:

www.north-norfolk.gov.uk

Council Offices, Holt Road, Cromer, Norfolk, NR27 9EN. Tel: 01263 513811

Norfolk County Council: www.norfolk.gov.uk

Timber, Sporting & Mineral Rights

These included in the sale in so far as they are owned.

Boundaries

The Vendors and the Vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

As part of the sale process, the buyer will be responsible for the cost of a GPS survey (to be

completed by Bidwells) in order to document where new boundaries are to be located.

Fencing Obligations

Purchaser(s) and their successors will be required to erect (specification to be agreed) and forever maintain to the reasonable satisfaction of the vendor or the vendor's agent a boundary fence on the northern and eastern boundary of the property.

The purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marketed with an inward facing 'T' on the sale plan.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

Photographs, Fixtures & Fittings

The photographs in these particulars were taken in January 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in January 2026.



Important Notice

Bidwells LLP act for themselves and for the vendors of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchaser(s) of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchaser(s) must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated. Prospective purchaser(s) may be asked to produce identification of the intended purchaser(s) and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.

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