



LAND AT SOUTH WALSHAM
SOUTH WALSHAM · NORFOLK



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South Walsham 1.6 miles; Norwich 12 miles

(All distances are approximate)

RING-FENCED PARCEL OF GRADE 2 ARABLE LAND WITHIN THE NORFOLK BROADS.

- Opportunity for biodiversity enhancement and habitat creation
 - Productive block of Grade 2 arable land
 - Suitable for the growing of combinable crops
 - Easy working soils

Approximately 52.24 Acres (21.14 Hectares)

For sale by Private Treaty as a whole.



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INTRODUCTION

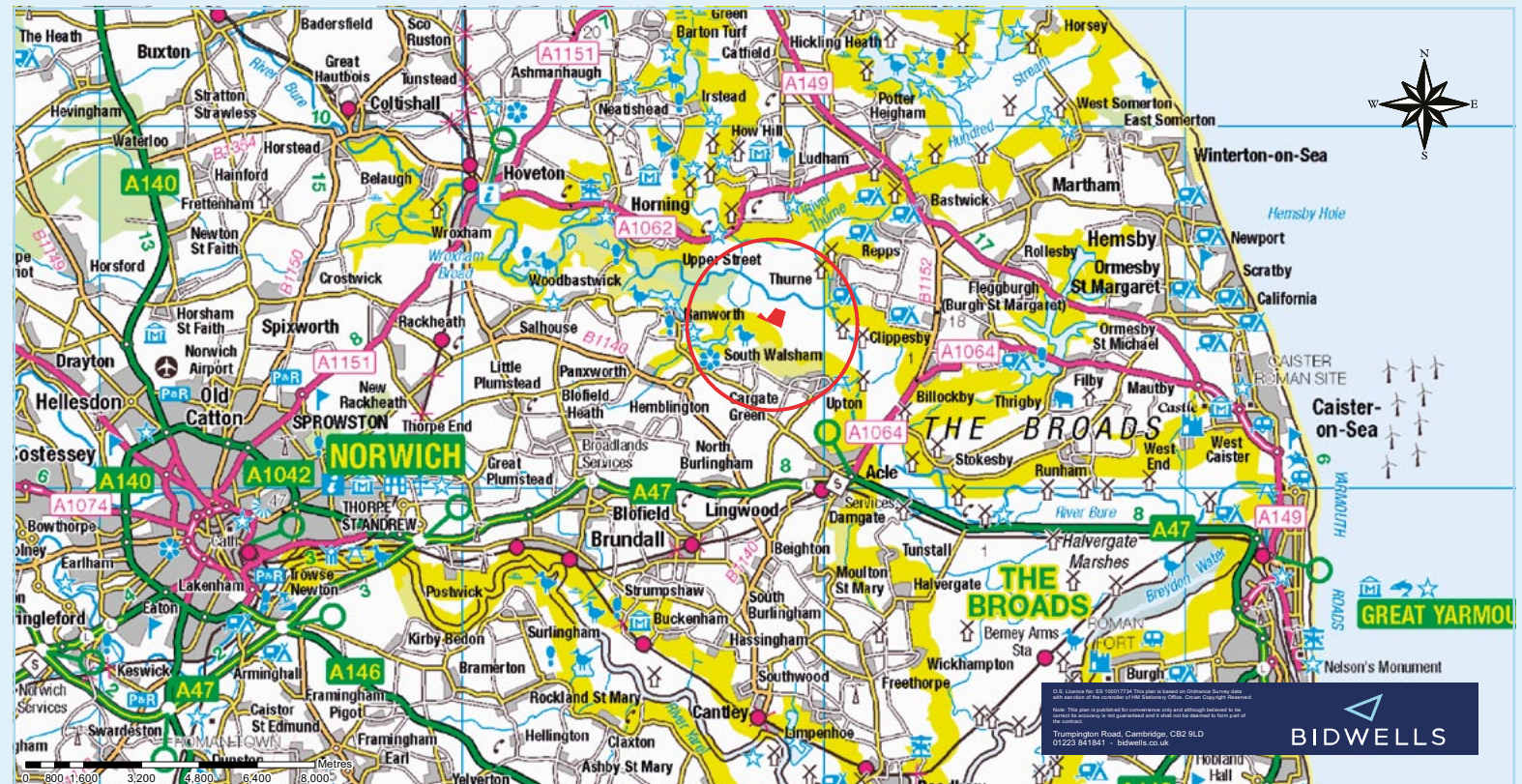
The Land at South Walsham presents a rare opportunity to acquire a productive block of Grade 2 arable land within a distinctive and environmentally important part of Norfolk.

LOCATION

The Land is situated in east Norfolk, within the marshland landscape of the Norfolk Broads National Park. It lies approximately 2 miles north of the village of South Walsham. The market town of Acle is located just 3 south and offers a range of amenities.

The city of Norwich is located 12 miles west and is easily accessible via Norwich Road or the A47.

Access is taken via an unclassified track leading from Marsh Road.







THE LAND

Extending to approximately 52.24 acres (21.14 hectares), the Land at South Walsham is an attractive ring-fenced block of arable land, divided into four proportionally sized parcels.

The Land is suitable for all modern-day agricultural machinery and practices, and is under drained. There is a network of grass margins providing access to each field.

The Land is classified as Grade 2 Agricultural Land according to the Predictive Agricultural Land Classification Map (England). The soil is classified as the Newchurch 2 Soil Series which is described as deep, stoneless, mainly calcareous clayey soils, with the groundwater controlled by ditches and pumps. The Land is flat with a minor risk of flooding in places. The soil is capable of supporting a wide range of combinable crops, sugar beet, potatoes and field vegetables. The Land typically produces yields of approximately 10 tonnes per hectare of wheat.

The Land lies within Flood Zone 3, with the drainage managed through a network of ditches and dykes, including the main dykes along the southern and eastern boundaries which are maintained annually by the Broads 2006 Internal Drainage Board. The two internal ditches are the sole responsibility of the purchaser. The remaining ditches are the shared responsibility of the neighbouring landowner.

The surrounding land is a Priority Habitat of coastal and floodplain grazing marsh.



FARMING

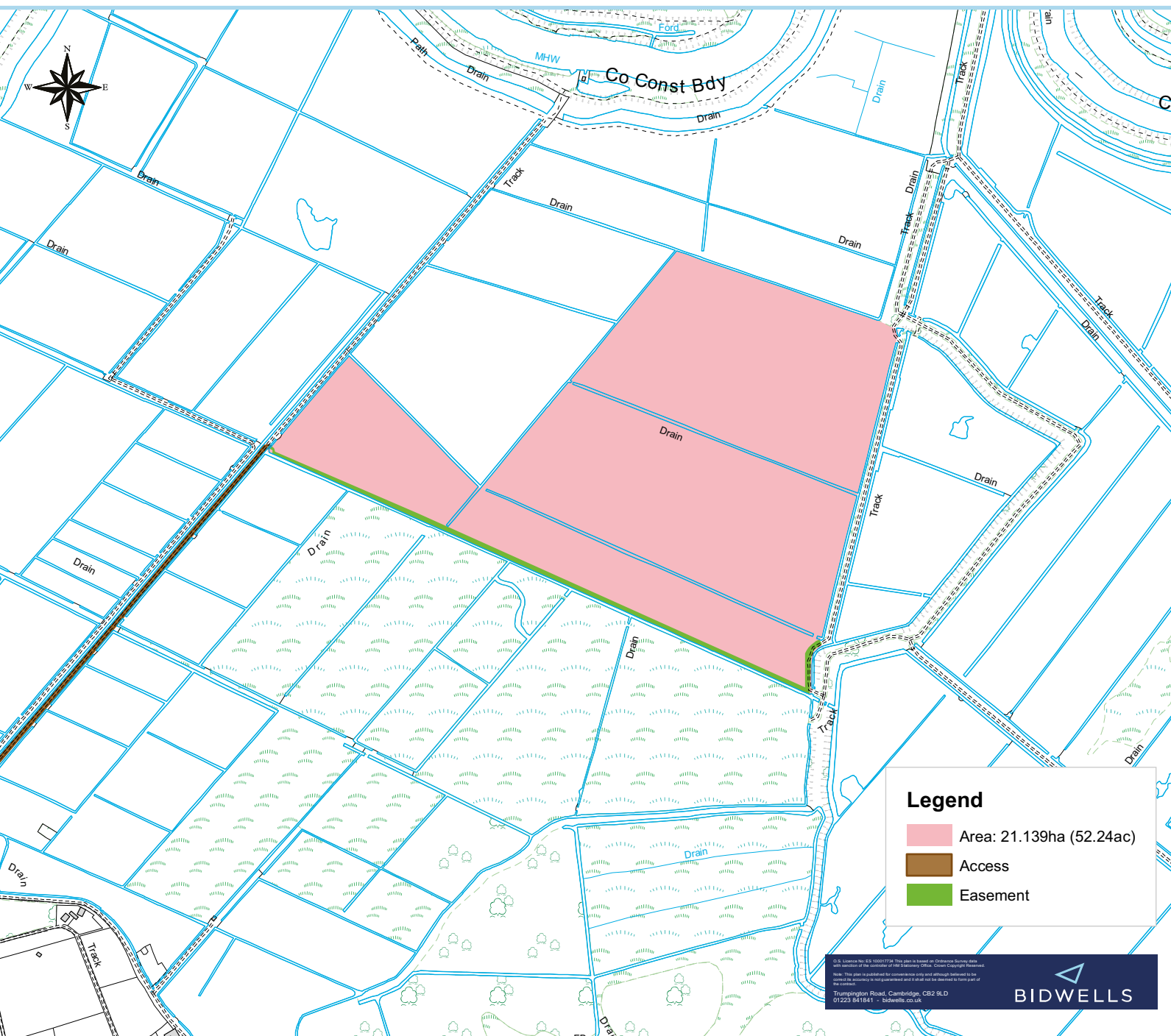
The Land is currently farmed in-hand by the Vendor and is cropped to winter wheat.

Approximately 3.31 acres of land is entered into the Sustainable Farming Incentive (SFI) Agreement under AHL3: Grassy Field corners or blocks. The remaining arable land is entered into SFI is under SAM1: Assess soil, produce a soil management plan and test soil organic matter. The SFI agreement is due to end in July 2027.

The Land lies within the Norwich and Crag Ground Nitrate Vulnerable Zone. There are no public rights of way over the land.







GENERAL REMARKS

Method of Sale

The property is for sale by Private Treaty.

Ingoing Valuation

It is the wish of the vendor to complete the sale transaction after harvest 2026 and leave the land to stubble or otherwise uncultivated. However, the vendor reserves the right to charge the purchaser(s) in addition to the purchase price and for the purchaser(s) to be required to take over and pay for growing crops and other tillage's, post-harvest sprays and other acts of husbandry to include costs of all cultivations and operations in accordance with contractor costs. Tenant right shall be paid for immediately once the valuation is agreed with interest at 4% over Barclays Bank plc base rate at the date of valuation from exchange of contracts on to date of payment. Should the valuation not be agreed within four weeks of exchange of contracts, the matter will be referred to the decision of a single Arbitrator to be appointed by agreement or in the event of a dispute by the President of the Royal Institution of Chartered Surveyors.

Planning

The property is with the jurisdiction of Broadland District Council.

There are no historic planning records on the land.

Environmental Designations

The Land lies within the Norwich and Crag Ground Nitrate Vulnerable Zone.

Wayleaves, Easements & Rights of Way

There are no public rights of way over the land.

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.

There is an easement along the southern boundary of the land, as indicated on the sale plan shaded green, granting the neighbouring landowner the right of access to the land in the east.

The land benefits from a right of way over the land outlined brown on the sale plan to access the Property.

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

Services

There are no services on the land.

Field drainage was installed in the 1980s but have not since been replaced/serviced.

Outgoings

Agricultural Drainage Rates are payable to the Broads 2006 Internal Drainage Boards for the Middle Bure (Pumped) District. The Drainage Rate for the period of 01 April 2026 to 31 March 2027 was £1,364.64.

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 NK193746.

Boundaries

The Vendor and Vendor's 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.

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.

Solicitors

Hansells Solicitors

Postcode

The postcode is NR13 6EG.

What3words

The location of the entrance to the property is [///bloomers.intervals.fools](#)

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

Broadland District Council

The Horizon Centre, Peachman Way,
Broadland Business Park, Norwich NR7 0WF
Norfolk County Council: www.norfolk.gov.uk

Timber, Sporting & Mineral Rights

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

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 May 2026. Only those fixtures and fittings described in the sale details are included in the sale.

Date

These particulars were prepared in June 2026.

Important Notice

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