An outstanding residential, farming and sporting Estate in South Norfolk

SUMMARY
Lodge Farm House – 16th Century six bedroom Farmhouse in a beautiful secluded setting
Lodge Farm Cottage – five bedroom detached House
Range of traditional brick and flint Barns with development potential
Modern Grain Store with 500t capacity
Approximately 240.88 Hectares (595.21 Acres) of productive Arable Land
56.15 Hectares (138.75 Acres) of Pasture
114.11 Hectares (281.97 Acres) of mixed Woodland
Significant Sporting value and potential
In all approximately 416.58 Hectares (1,029.37 acres)

FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN TWO LOTS

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INTRODUCTION

The Lodge Farm Estate is a very special Farming, Residential and Sporting Estate set on the edge of the Breckland area of South Norfolk. Extending to approximately 416.58 hectares (1,029.37 acres), the Estate is divided into two main blocks by the A1066 which form the two Lot offering.

Lodge Farm House is positioned at the eastern end of Lodge Lane and is set in a private and secluded position surrounded by mature gardens and next to grazing meadows. The house provides generous accommodation with stunning views.

Lodge Farm Cottage is situated on the south side of Lodge Lane at the head of the drive down to the house being a detached home with five bedrooms, outbuilding and well kept gardens and is currently occupied by a farm employee.

The Farm Buildings are situated on both sides of Lodge Lane providing a mix of modern and traditional facilities to serve efficient modern arable farming as well as offering possibilities for alternative non-agricultural uses, subject to Planning Permission.

The Estate, as a whole, is a diverse and special piece of real estate, providing a handsome opportunity to acquire a mixed use property with commercial income from the farm, two attractive residential properties, traditional farm buildings with extensive alternative use potential and a wide range of Sporting options. The opportunity to purchase the Estate as a whole or in two lots gives further exploitation and flexibility to Buyers whilst also offering the prospect of preserving and enjoying a rare and exciting mixed Estate.
SITUATION

The Estate is situated in the rural South Norfolk parish of Gasthorpe, within the South Norfolk Breckland District. The village is surrounded by arable land and woodland within Lot 1. Both dwellings and the farm buildings are accessed down Lodge Lane which is a private drive accessed from The Street in the centre of Gasthorpe Village.

Gasthorpe is on the south side of the A1066, being the main road linking Diss and Thetford and is located between Bury St Edmunds (16 miles) and Norwich (28 miles). Diss has a direct rail route to London Liverpool Street (90 minutes).

The city of Cambridge is within an hour’s drive with Stansted Airport, offering National and International Flights, within an hour and a quarter’s drive.

The postcode for the property is IP22 2TW

DISTANCES

THETFORD | 8 MILES
DISS | 10 MILES
BURY ST EDMUNDS | 16 MILES
CAMBRIDGE | 41 MILES
LONDON | 97 MILES
LOT 1
LODGE FARM HOUSE, LODGE FARM COTTAGE AND FARM BUILDINGS - 221.90 HECTARES (548.31 ACRES) COLOURED YELLOW ON THE PLAN

LODGE FARM HOUSE
Approached over a long sweeping drive and exclusively and very privately positioned is Lodge Farm House, a detached residence understood to date in part from the 16th Century. The house is constructed of brick, painted white with a clay pantile pitched roof. The construction, setting and layout of the house gives it immense character and provides considerable potential for sympathetic refurbishment to create a substantial and modern residence.

The house, which is not Listed, has principal accommodation over two floors, with the first floor including three reception rooms, office, study, kitchen with a utility and scullery room and a cellar. There are two staircases to the first floor. The first floor offers six double bedrooms and two bathrooms with an attic room/seventh bedroom accessed via Bedroom 2 on the Floor Plan.

OUTSIDE
Forming part of the house on the south side is a store room which only has external access. To the rear of the house, a wall borders the garden joining up to a brick and flint, pantile roof outbuilding including a storage shed and workshop with adjoining timber dog kennels.

LODGE FARM COTTAGE
At the head of the main farm drive stands Lodge Farm Cottage, a handsome detached dwelling with five bedrooms, kitchen, utility, living room, dining room and two bathrooms. Formally a pair, Lodge Farm Cottage has been converted to a single home in good condition standing in well presented gardens, overlooking the picturesque meadows. On the east side of the house stands a detached brick and flint constructed store/workshop under a clay pantile roof.
FARM BUILDINGS

The buildings stand on both sides of Lodge Lane and comprise the following:

Modern Grain Store and General Purpose Building
(18 m x 18 m with 6.4 m to eaves) of steel portal frame construction, with concrete floor and grain walling with steel box profile cladding and corrugated fibre cement roof. The building has a storage capacity of approximately 500 tonnes of cereals with a pair of electric front roller shutter doors.

General Purpose Open Fronted Building (9.20m x 18.5m) of concrete portal frame, with breeze block base walling, corrugated asbestos cladding and roof and a concrete floor.

Traditional General Purpose Norfolk Barn (c. 600m²) Brick and flint walls with superb roof timbers and clay pantile roof. On the south side of the Barn there is a brick and flint walled area and a concrete surfaced area running west from the barn towards three circular grain silos.

Outbuilding/Stable (c. 105m²) Brick, flint and timber walls with clay pantile roof. This building is situated on the south east side of the main barn, overlooking the river meadows and Lodge Farm House.

The barn complex offers opportunities for a change of use, subject to obtaining Planning Permission, to create additional living space or to develop for alternative purposes from holiday cottage or equestrian use to upscaled leisure or venue operations.

(Please note: An asbestos survey was carried out on the farm buildings in 2004 and can be accessed in the Data Room)

PAVILION

Parcel number 4271 is a former cricket field now used for grazing with the former pavilion overlooking the pasture set in front of attractive woodland. The pavilion still has internal walls and is connected to mains electricity and water.
THE LAND
Lot 1 includes 85.13 ha of arable land, 56.15 ha of pasture and 75.94 ha of woodland extending to a total of 221.90 hectares (548.31 acres). The arable land is situated predominantly north of Lodge Lane and on both sides of The Street, Gasthorpe and belongs to the Worlington Soil Series being deep well drained sandy soils suitable for growing cereal crops and some root crops. All fields are accessible via farm tracks and public highways and are suitable for modern farming practices.

PASTURES
The 56.15 ha of pasture is largely situated along the north side of the River Little Ouse from the south west side of the village east and then north towards the A1066. The pastures are grazed throughout the year and are managed as part of an existing HLS agreement. There has been significant investment made through capital grants to improve fencing, water supply and pasture management which has enhanced landscapes and the pasture land itself significantly. Being partially water meadows, the pastures are prone to occasional waterlogging.

WOODLAND AND SPORTING
There is over 75 hectares of mature mixed broadleaf and conifer woodland within Lot 1, providing significant Sporting potential and considerable amenity. The woodland is evenly dispersed across Lot 1 with varying sized parcels and belts of trees delivering particular potential to create a successful driven game shoot. There are two large blocks of woodland either side of Nethergate Street, south of the Little Ouse with access from the road. There are two further medium sized blocks of woodland on the north east and south west sides of the Lot and an L shaped narrow woodland belt stretching north from the pasture towards the A1066, then west along the road and then south beside the drive of Riddlesworth School.

TENANTED LAND
South of Nethergate Street Road and adjoining the block of woodland there is a 2.02 hectare (5 acre) parcel of arable land which is currently let on an Agricultural Holdings Act Tenancy, details of which are available in the Data Room.

Identified in black hatch on the sale plan is an area of land extending to approximately 8.32 hectares (20.56 acres) which is not included in the sale as it is rented from the Glebe by the Seller on a Farm Business Tenancy. The land is currently farmed as part of the larger arable field and is not separately identified on the ground. The Diocese of Norwich, being the Glebe authority, has stated it would be prepared for a Buyer to take on the land, subject to terms, on a new Farm Business Tenancy.

All the pasture within Lot 1 is currently licenced to a local livestock farmer who grazes his sheep and cattle. The Licence is available in the Data Room.
LOT 2

THE LAND
Lot 2 extends to 194.68 hectares (481.05 acres) with 155.75 hectares of arable land and 38.17 hectares of woodland. The topography is gently undulating with field parcels of good size and shape for modern agriculture, regularly divided by woodland shelter belts. The soil belongs to the Worlington and Newmarket 1 Associations, being deep sandy and coarse loamy soils over chalk suitable for growing cereals and root crops.

Along the eastern boundary of the land is the Scheduled Monument known as Devil's Ditch which is an ancient Anglo Saxon Boundary ditch and bank, now used as a Public Footpath.

The mixed broadleaf and conifer woodland extends to 38.17 hectares (94.32 acres), a single block in an arrow shape pointing west.

There is a right to access the spear-shaped woodland from the A1066 along a neighbour's track for the purposes of the management and enjoyment of the woodlands, including the felling and extraction of timber and for shooting and sporting purposes.

LICENCES & TENANCIES
The land has regularly been occupied by third parties for growing potatoes and for outdoor pigs. There are currently 30.00 hectares licensed for growing potatoes for the 2018 cropping season and 28.19 hectares is currently let to an outdoor pig producer on an annual periodic Farm Business Tenancy. Both Agreements are available in the Data Room.

IRRIGATION
Lot 1 has been irrigated for several years using purchased third party water from a neighbour who is understood to be willing to continue this arrangement, subject to terms.

TELECOMMUNICATIONS BASE STATION
Adjoining the A1066 opposite the turning for Gasthorpe village is a Telecoms Mast the subject of a written Agreement dated 27th March 2003 with an annual rent of £2,000. The mast has recently been replaced under the same terms. Copies of the Lease and plan of the new mast are available in the Data Room.
SPORTING

Lodge Farm Estate has added allure from existing mixed sporting potential covering the whole holding, with all the attributes needed for further enhancement.

The Estate offers 114 ha (282 acres) of mature mixed broadleaf and coniferous woodland in parcels situated across the whole in ideal locations to allow the operation of a significant sized driven game shoot or, less formally, as an in hand family enterprise.

Sporting Rights are in hand across the Estate and the woodlands have been managed for game shooting in recent times. The spear shaped woodland north of the A1066 benefits from rights for the owner of Lodge Farm to enter and stand guns for shooting game, ground game and vermin, driven or not, across the adjacent land.

In common with the surrounding area, there is a healthy population of Red and Roe deer across the Estate which provides additional stalking opportunities.

The water meadows and pastures in Lot 1 adjoin over 2.4 km of the Little Ouse providing private and secluded fishing and it is understood that the river has recently seen an increase in the numbers of brown trout thanks to a successful restoration scheme at Knettishall Heath, only half a mile downstream.
TENURE AND POSSESSION
The property is available Freehold predominantly with Vacant Possession (subject only to an annual Farm Business Tenancy for outdoor pigs on 28 ha, a 2 ha parcel let on an Agricultural Holdings Act Tenancy and Lodge Farm Cottage which is occupied by a farm employee).

The farm is to be sold by Private Treaty and is available as a Whole or in two Lots. Exchange of Contracts and Completion will take place as soon as possible following acceptance of an offer but not before 19th June 2018.

BACK CROPPING
A full schedule of Back Cropping is available in the Data Room.

TENANT RIGHT
There will be no Ingoing Valuation for crops or manurial values.

STATUTORY MATTERS
Lots 1 & 2
• Whole – Surface Water Nitrate Vulnerable Zone
• Part – Groundwaters Nitrate Vulnerable Zone
• Part – Drinking Water Safeguard Zone

Lodge Farm House and Cottage and all the Farm Buildings are situated within Flood Zone 1 according to the Governments Flood Map for Planning website.

HIGHER LEVEL STEWARDSHIP
The Estate has been entered into Entry Level Plus Higher Level Stewardship in order to protect and encourage wildlife and to improve natural habitats.

The Agreement runs from 1st July 2013 to 30th June 2023 and includes maintenance of grassland, nectar flower mix plots and creation of grassland for target features. Full details of the Agreement are available in the Data Room. Over time, various Stewardship Schemes have contributed significantly to the conservation value of the Estate. A Buyer will be required to continue with the Scheme for the duration of the Agreement which provides general conditions applicable to management, as set out in the Agreement and which must be followed. Prospective Buyers should make themselves fully aware of the details of the Scheme.

Capital Work Grants have been applied for and implemented across the Estate, details of which are included within the HLS/ELS Agreement and which include fencing, scrub control, pond, ditch and dyke restorations and installations of livestock water supplies.

CONTRACTS AND QUOTAS
None.

BASIC PAYMENT SCHEME
The Seller holds 297.41 Entitlements which have been activated over the whole property by the Seller’s farming business which will make an application to transfer the Entitlements to a Buyer as soon as is reasonably practical following Completion. The Buyer will be responsible for Cross Compliance and will indemnify the Seller for any non-compliance that results in a penalty or reduction in the 2018 payment under the Basic Payment Scheme.

HOLDOVER
The Vendor reserves the right to store crops in the grain store until 15th December 2018 and will be granted access to maintain and load out crops in store until the same date.

SERVICES
Lodge Farm House and Cottage: Mains water and electricity, private drainage and oil-fired heating system.

There is a redundant domestic borehole, located at the farm buildings, which was abandoned in 1990 but formerly supplied the buildings and farm house.

Farm Buildings: Three phase electricity and mains water.

There is an existing borehole on the north side of the A1066, near the telecoms mast, which was sunk by the outdoor pig operator for livestock use and is under the quantity threshold for an Abstraction Licence. The abstraction is however registered with the Environment Agency. The borehole facility may be available to a Buyer by specific negotiation.
WAYLEAVES, EASEMENTS AND RIGHTS OF WAY
The Estate is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. In particular it should be noted:
• There is a public footpath (The Angles Way) along Lodge Lane which travels north up to the A1066 and south down across the Little Ouse into Suffolk.
• Along the eastern boundary of Lot 2 is a footpath known as Devil’s Ditch.
• There is a redundant oil pipeline which runs from north to south on the west side of The Street, Gasthorpe which was abandoned in 2015. The Abandonment Certificate is available in the Data Room.

TOWN & COUNTRY PLANNING
A Buyer will be deemed to have full knowledge of and satisfaction upon any Town and Country Planning matters that may affect the property.

OUTGOINGS
Council Tax Bands:
Lodge Farm House: F
Lodge Farm Cottage: D

SPORTING, MINERALS AND TIMBER
These are included in the sale so far as they are owned, subject to statutory exclusions.

FIXTURES & FITTINGS
All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

PLANS, AREAS AND SCHEDULES
These have been prepared as carefully as possible and are based on Ordnance Survey scale plans and Land Registry data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

DISPUTES
Should any disputes arise as to the boundary or any points concerning the particulars, schedules and plans, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agent, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

VIEWING
A Viewing Day will be held on 9th May. Anyone wishing to attend must contact the Selling Agents prior to the day. Viewing is available by specific appointment only.

ENERGY PERFORMANCE CERTIFICATES
Full certificates for Lodge Farm House and Lodge Farm Cottage are available within the Data Room.

DATA ROOM
Please contact the Selling Agents for access to the Data Room.

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

ANTI MONEY LAUNDERING LEGISLATION
In accordance with the most recent Anti Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Selling Agents once an offer is submitted and prior to Solicitors being instructed.

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The Houses and Buildings at Lodge Farm

Energy Performance Ratings

Location Plan
IMPORTANT NOTICES
Brown & Co for themselves and for the Vendors of this Property give notice that:
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N.B. Some parcel numbers have been omitted owing to the scale of the plan.