

Manor Farm & White Ollands Farm

Briston, Norfolk

A high quality irrigated arable farm with exceptional biodiversity in North Norfolk

Manor & White Ollands Farm, Briston, Norfolk NR24 2HJ

Holt 4 miles, Hunworth 1.75 miles, Cley 7 miles, Wells 12 miles, Aylsham 10 miles, Norwich 18 miles

Features:

Lot 1: Manor Farm

Comprising a period 6 bedroom farmhouse with an extensive range of traditional barns, potato cold store, stabling, paddocks and meadowland, ponds, arable land with irrigation. About 89.81 acres (36.35 hectares).

Lot 2: Arable land with Irrigation 68.04 acres (27.54 hectares)

Lot 3: Arable land with irrigation, woodland, meadows, ponds and a redundant traditional barn with potential for conversion. 207.08 acres (83.8 hectares)

Lot 4: White Ollands Farm Comprising 3 bedroom farmhouse with agricultural tie, pole barn, farm building, arable land with irrigation, ponds. 156.87 acres (63.48 hectares)

About 521.8 acres (211.17 hectares)

Available as a whole or in 4 lots.





Situation

Manor Farm and White Ollands Farm, Briston comprise a high quality arable farm situated in North Norfolk, about 4 miles South of Holt, the popular Georgian market town with a number of independent shops, and Gresham's School. The North Norfolk Coast, much of which is designated as an Area of Outstanding Natural Beauty, is about 6 miles to the north and offers a wide variety of leisure and recreational pursuits along with some fine restaurants and public houses. Manor and White Ollands Farm are situated on the edge of Briston, a vibrant and well served large village with amenities including H V Graves, a renowned butcher, baker and general convenience store, a co-op with post office, and the Three Horseshoes public house which features in the 2020 good food guide. Briston also has a primary school and the neighbouring Melton Constable, which blends into Briston, also has a number of amenities, including a garage, M & M Rutland, an award winning butcher and a store.

Manor & White Ollands Farm

Manor and White Ollands Farm is a high quality irrigated arable farm, and is of the Wick 2 and 3 and the Burlingham 1 soil series and is classified as Grades 2 and 3. Manor Farmhouse is the principal property and has extensive accommodation, along with a substantial range of traditional buildings which could be suitable for alternative uses subject to the necessary consents. The farm buildings are situated around Manor Farm, and include an 850 tonne potato box cold store. The land has grown potatoes and has been let together with the cold store in the past.

The former owner, Richard Waddingham, was both a farmer and conservationist who worked tirelessly to restore the 40 or so ponds on the farm which resulted in exceptional aquatic biodiversity. He won several awards for his conservation work including in 2016 a national award from the Wildfowl and Wetlands Trust. He was something of a pioneer, combining profitable commercial farming with his passion of conservation. This approach inspired a range of academic research and positive media interest – further information can be found at manorfarmbriston.co.uk. With the legacy left by Richard Waddingham and the scientific recognition of the ecological value of the ponds, they are a superb asset to have going into the new ELMS scheme. The farm has excellent field sizes, and all of the arable land can be irrigated via two boreholes, one for Lots 1,2 and 3 (96,500 m³) and a separate bore hole for Lot 4 (30,000 metres cubed). There are separate abstraction licences for each borehole and there are ring mains that cover all the lots.

Lot 1 – Manor Farm, stabling, traditional buildings, cold store, paddocks, ponds, irrigated arable land. About 89.81 acres (36.35 hectares)

Manor Farmhouse is an attractive Grade II Listed period property offering comfortable family accommodation, which could do with modernisation. To the north of the farmhouse is a stable courtyard, which leads into other traditional barns and buildings, formerly used as workshops, stores and agricultural use. The land is situated to the north of the Fakenham Road and incorporates four good-sized arable fields along





with two grass paddocks adjacent to the farmstead, which could be suitable for equestrian use. Lot 1 forms an interesting small residential farm in its own right, and offers an opportunity to create an income via the traditional buildings (subject to the necessary consents).

The grass paddocks have been grazed on an informal basis by the Graves family in the past.

Manor Farmhouse is a two-sided farmhouse (dual Pile) with double hipped roof and is of five bays on West elevation and four bays on the East. It has a tiled roof with black glazed pantiles on the western side. The house is believed to date from the 17th Century, with later additions and alterations. The house has good ceiling heights throughout, and of particular note is the reception hall with York stone flooring, and the dining room, which has an inglenook fireplace with exposed brickwork and beams. The sitting room has picture rail, working shutters and an open fireplace, and there are sash windows along the western elevation. The accommodation is well laid out, with a high degree of flexibility and the two staircases giving access to the six bedrooms emphasise this. The bathrooms need updating, and there is potential to convert the substantial attic space to further accommodation, subject to necessary consents. The house is particularly light and airy and there is a fine utility room/larder with some charming features. There is potential to combine the kitchen and breakfast room subject to the necessary consent. The kitchen has an electric Aga and the house has plenty of storage and a cellar.

The main garden for Manor Farmhouse is to the west, and is walled, laid to lawn and is bordered by attractive flower and shrub borders along with some evergreen trees and shrubs which help to add to the privacy and seclusion. There is a small orchard, and some particularly fine roses. On the eastern side of the house there is a parking and turning area, which is adjacent to some well stocked flower beds and shrub borders. From this driveway there is access to the traditional barns and outbuildings, however there are two further accesses to the farm buildings, one to the east of the farmhouse and one to the west. These two concrete roadways give access to a large area of concrete hardstanding, and the range of traditional farm buildings which are extensive. These have been well maintained and are principally of brick elevations under tiled roofs, interspersed with some more modern buildings. There has been significant investment in renovating some of the buildings and some work is ongoing.

There is a stand alone potato cold store, which can hold about 850 tonnes of potatoes in boxes. This is currently used as a box store and is about 4800 sq ft.

The arable land in Lot 1 is of the Wick Series and is all able to be irrigated via a ring main. The bore hole for lots 1, 2 and 3 is situated adjacent to Manor Farmhouse and the water is under an abstraction licence with an annual limit of 96,500 m³ per year, with more information available from the agent. The land has been cropped traditionally with oilseed rape, wheat, barley, sugar beet, potatoes, parsnips, carrots, peas and beans forming the rotation. There are no footpaths or third party rights of way over the land.

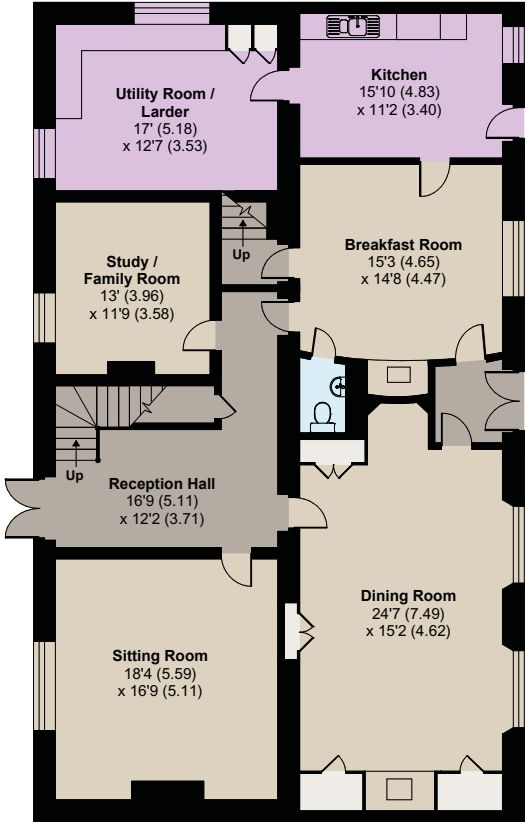


Floorplans for Manor Farm

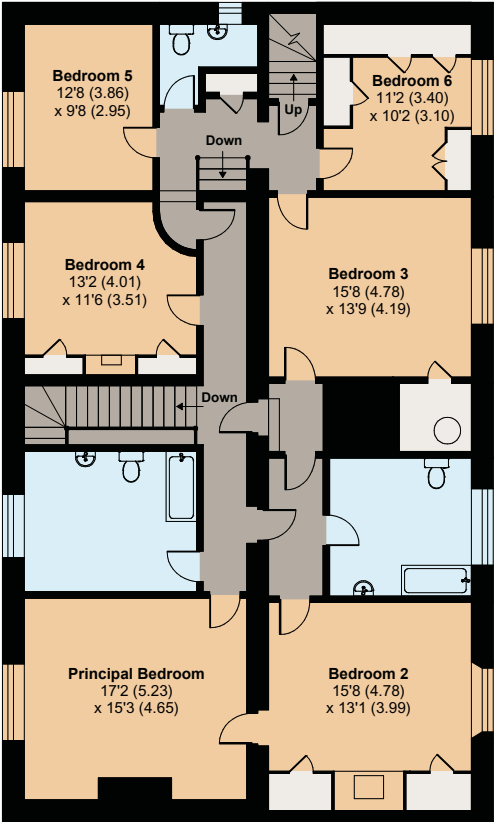
Approximate Gross Internal Area*:
5174 sq ft / 480.7 sq m

Illustration for identification purposes only.
Not to scale.

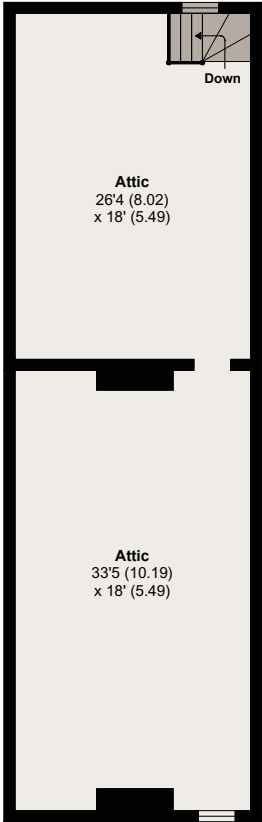
*As defined by RICS – Code of Measuring Practice.



Ground Floor



First Floor



Second Floor



***Lot 2 – Arable land with irrigation
68.04 acres (27.54 hectares)***

Situated to the west of Lot 1, the land comprises two good size fields, both of which can be irrigated from the ring main, extending to about 68.04 acres. There are some ponds within the fields and access is from the Fakenham Road. Please note that an area to the south of Lot 2, adjoining Fakenham Road will have the rights reserved by the vendor to potentially accommodate highway improvements on the Fakenham Road. More details are available from the agent. There are no footpaths or third party rights of way across the land. Three new land drains were professionally installed near the ponds in 2021.





Lot 3 – Arable land, woodland and a redundant traditional barn with potential for conversion 207.08 acres (83.8 hectares)

Lot 3 can be accessed from the north along the track which emanates from Wellington Road and Hillside in Melton Constable. The purchaser will have an all-purpose right of way over this track. The land can also be accessed via Briston and Ridlands Road to the east, and spurring off from Ridlands Road is Hazelwood Lane, which gives access to the land and the redundant traditional barn with planning potential. The arable land can all be irrigated via the ring main with a number of hydrant points. At the centre of Lot 3 is Briston Gorse, a mature mixed woodland, which is a haven for wildlife and has been managed commercially. It is a County Wildlife Site and has a tributary stream that is part of the spring fed headwaters of the River Bure running through it. This is a mixture of deciduous species sown in alternate rows with a softwood nurse crop. Ridlands Wood has also been managed commercially. There are a number of ponds throughout Lot 3, including pond 10 in the southwestern corner, which houses a broad biodiversity of aquatic wildlife. Towards the southern part of Lot 3, but situated relatively centrally is a single storey traditional redundant agricultural building, formerly a cattle yard. This has significant potential for conversion to residential and would make a superb dwelling, subject to planning permission being granted. It is of brick and flint elevations under a pantile roof and has a walled courtyard. There are two fields currently down to grass, and these have been let to a local grazier on an annual licence. The arable land has been cropped in the past with sugar beet, potatoes, wheat, barley and oil seed rape in a traditional rotation. There are some delightful hedges, and wildlife, and Lot 3 would be suitable for a small shoot. There are no footpaths or rights of way across the land. Most of Lot 3 is under drained and there is a right of way over the southern track to the public highway to the West.





Lot 4 – White Ollands Farm comprising 3 bedroom farmhouse with agricultural tie, pole barn, farm building, arable land with irrigation. 156.87 acres (63.48 hectares)

White Ollands Farm sits on the eastern edge of Briston, bordered by the Fakenham Road to the south and the Edgefield Road to the north. Access to the farmhouse and centre of the farm is via the Edgefield Road.

White Ollands Farmhouse is a 3 bedroom detached farmhouse of brick elevations under a tiled roof, which was built in 1983 and has an agricultural tie. The house has been occupied by a former farm worker, who is a protected tenant, however, they are in the process of moving and therefore we are intending to offer vacant possession. Please speak to the agent for more details. The house is south facing and has charming views over the surrounding farmland and countryside. On the ground floor there is a sitting room, dining room, kitchen, utility, wc and entrance porch along with a single garage. Upstairs there are 3 bedrooms and a family bathroom. There are delightful views, especially from upstairs over the surrounding countryside. The house could do with some updating, and has two fireplaces, one of which operates a back boiler which heats the hot water and some of the radiators in the house. The farmhouse is served via a residential borehole and has mains electricity and a private drainage system. There is a hybrid heating system, but no full time central heating.

Lot 3 can also be accessed via a right of way over the track heading west from Ridlands Wood to the public highway.

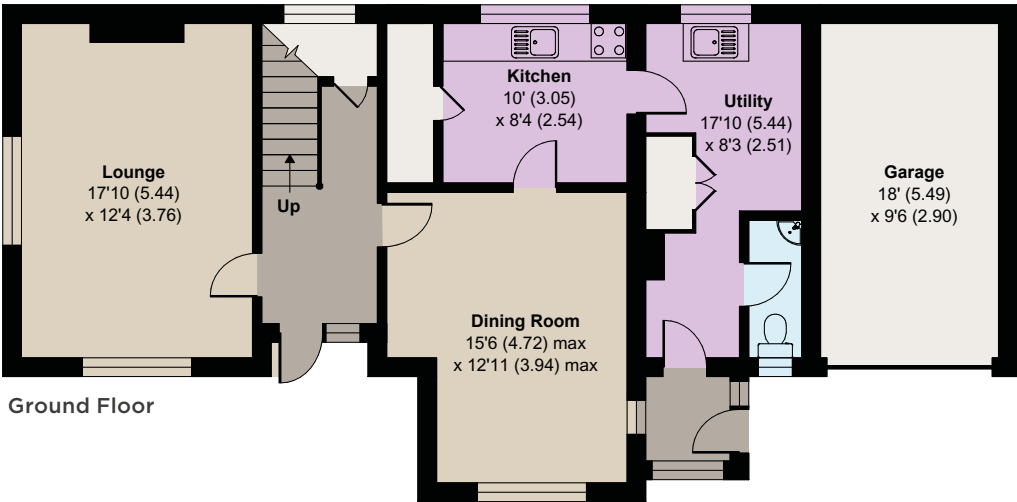
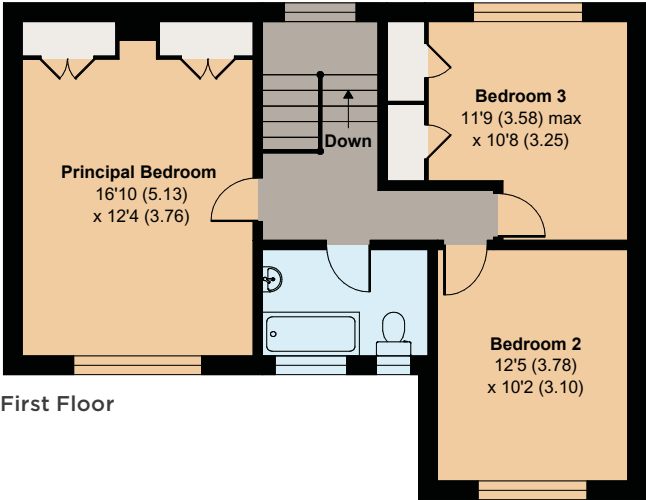


Floorplans for White Ollands Farm

Approximate Gross Internal Area*:
1471 sq ft / 136.6 sq m
Garage = 169 sq ft / 15.7 sq m
Total = 1640 sq ft / 152.3 sq m

Illustration for identification purposes only.
Not to scale.

*As defined by RICS - Code of Measuring Practice.



To the south-east of the house is a pole barn used for straw and hay storage, and to the south-west of the farmhouse is a 3 bay open fronted general store. The residential borehole and pump house is just to the south of this building. The pole barn stores hay/straw that belongs to a third party. Holdover may be required until this is removed. The same person grazes the meadow in front of the farmhouse on an informal basis. The arable land at White Ollands has its own irrigation and ring main, and the pump house is further to the south from the farmhouse. There is an abstraction licence with a 30,000m³ annual limit. The land is of the Wick 3 series and has been cropped with wheat, oil seed rape, barley, sugar beet and potatoes in the past. To the south of the farmhouse is a grass paddock, which would be suitable for equestrian use.

The driveway and track that heads off in an easterly direction is designated as a road used as a public path (RUPP). There are numerous ponds, and the field sizes and shapes are suitable for modern commercial farming.

White Ollands Farm presents an attractive small residential farm in its own right, which is rare in this part of north Norfolk.





General

Method of sale: By private treaty as a whole or in 4 lots.

Tenure:

Lot 1 – freehold with vacant possession subject to the contract farming agreement and subject to Albert Bartlett having a licence to store potatoes in the cold store. The paddocks are grazed on an informal basis.

Lot 2 – freehold with vacant possession subject to the contract farming agreement and subject to the eastern field which is let to Albert Bartlett for the growing of potatoes.

Lot 3 – freehold with vacant possession subject to the contract farming agreement and the annual grazing agreement with Mr Gower Smith.

Lot 4 – freehold with vacant possession subject to the contract farming agreement and the protected tenants in White Ollands Farmhouse, who are due to give vacant possession. The meadow in front of the house is grazed on an informal basis and the pole barn is used to store straw.

Services:

Lot 1 - Manor Farmhouse – private water supply via bore hole, mains electricity, mains drainage, electric AGA and oil fired central heating. Buildings have mains water.

Lot 4 – White Ollands Farmhouse – private water supply via borehole, private drainage, mains electricity.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefits of

all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and any other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. It should be noted that on Lot 4, White Ollands Farm, a road used as a public path (RUPP) exists heading down the driveway and then heading east out across the farm and also in a southerly direction to the Fakenham Road. There is no public vehicular access. Lot 3 will benefit from a right of way over the track from central Melton Constable accessed via Wellington Road and Hillside to the northern part of Lot 3. There is a right of way over Hazelwood Lane from Ridlands Road to access the southern part of Lot 3. In the event that Lots 1, 2 and 3 are sold separately the relevant rights will be issued to access the borehole to the north-west of Manor Farmhouse. Lot 3 can also be accessed via a right of way over the track to heading west from Ridlands Wood to the public highway.

Basic Payment Scheme: The vendor will use reasonable envious to transfer the entitlements to the purchasers as soon after completion as the transfer rules allow.

Environmental Schemes: The farm is not entered in to any environmental schemes. It was previously in the HLS scheme which was particularly focussed on ponds and these expired in early 2022.

Holdover: The vendor reserves holdover for the lifting of the sugar beet crop, and for the harvesting of

the potato crop which is let to Albert Bartlett.

Contract Farming Agreement:

The arable land is farmed under a contract farming agreement, please speak to the agent for more details.

Potato Land and Cold Store: The eastern field of Lot 2 and the cold store are let to Albert Bartlett and it is planned that the new owner(s) will take over these agreements. The potato store rent is set at £30/box per 9 month period. Rent is paid typically on 838 boxes.

Sporting, Timber and Mineral Rights: Included in the freehold sale so far as they are owned.

Fixtures and Fittings: All items usually regarded as tenants fixtures and fitting and equipment are specifically reserved from the sale.

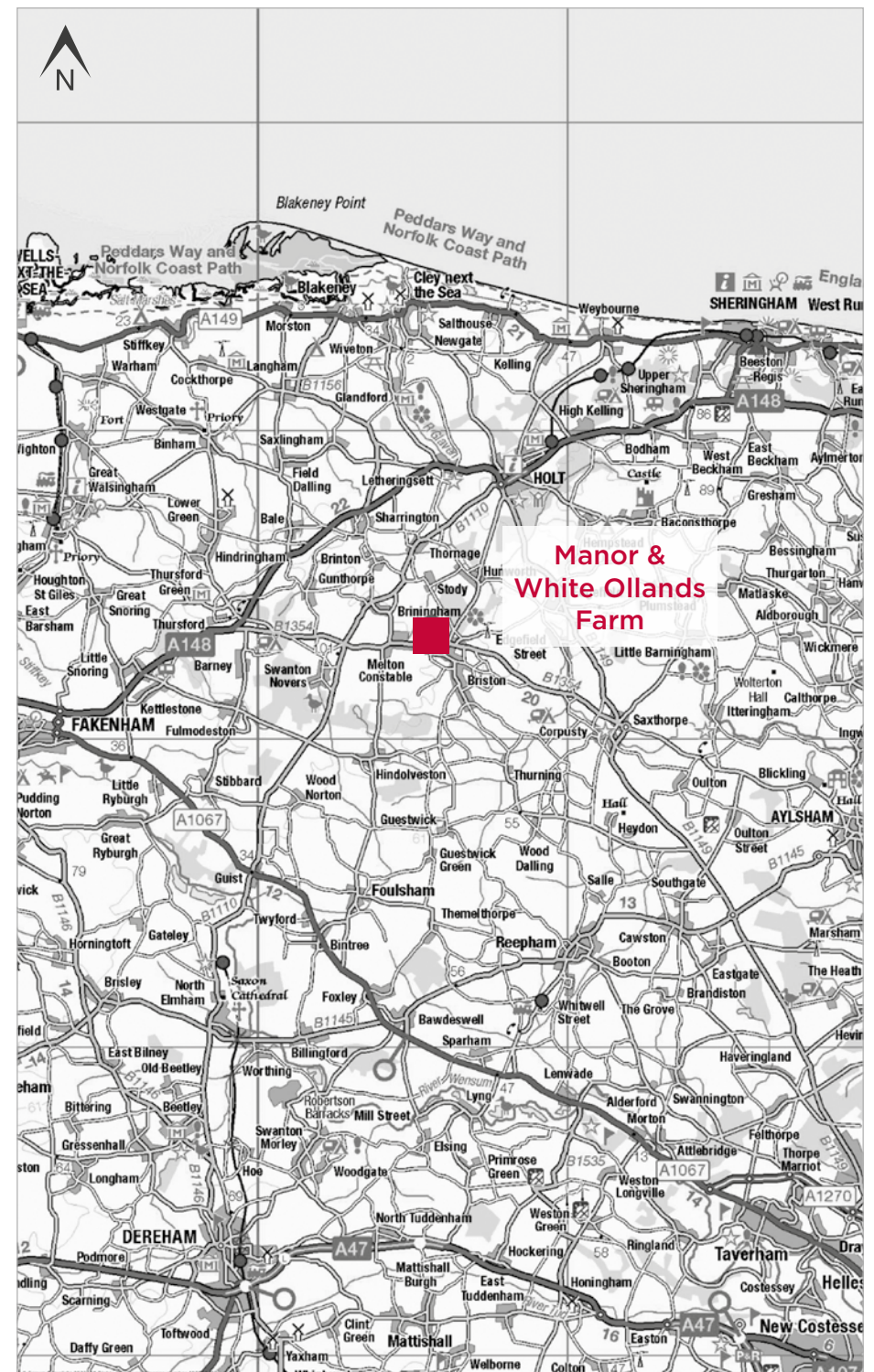
Energy Performance Certificates:
Manor Farm: Grade II Listed – not applicable
White Ollands Farm: Band E

Council Tax:
Manor Farm: Band G
White Ollands Farm: Band C

Transfer of Undertakings Protection of Employment (TUPE): There are no employees and TUPE will not apply.

Local Authority: North Norfolk District Council.

VAT: Any guide price quoted or discussed is exclusive of VAT. In the event that a sale of the property or any part of it or any right attached to it becomes a chargeable supply for the purposes of VAT such tax will be payable in addition.





Irrigation: Manor Farm has an abstraction licence under number 7/34/04/*G0057 for spray irrigation for 96,500m³ via a borehole from April to September inclusive.

White Ollands Farm has an abstraction licence under number 7/34/04/*G/0084A/R01 for spray irrigation via a borehole for 30,000m³ per year from April to September inclusive.

Exchange of Contracts and Completion: A 10% deposit to be payable on exchange of contracts with the balance of the purchase price payable on completion. The completion date to be by arrangement.

Early Entry: The purchasers to be granted the right of early entry on fields cleared of the 2022 harvest after exchange of contracts for cultivation and crop establishment of the 2023 harvest.

Ingoing Valuation: It is the intention the arable fields will be left to stubble following harvest and there will be no ingoing valuation. However the vendor will reserve the right to charge for cultivations, crop husbandry, seed, fertilisers, manures and sprays at contract and invoice cost if it is necessary to establish the 2023 harvest crop.

Solicitors: Mills & Reeve, Norwich for the attention of Dawn Chapman and Deanna Blythe.

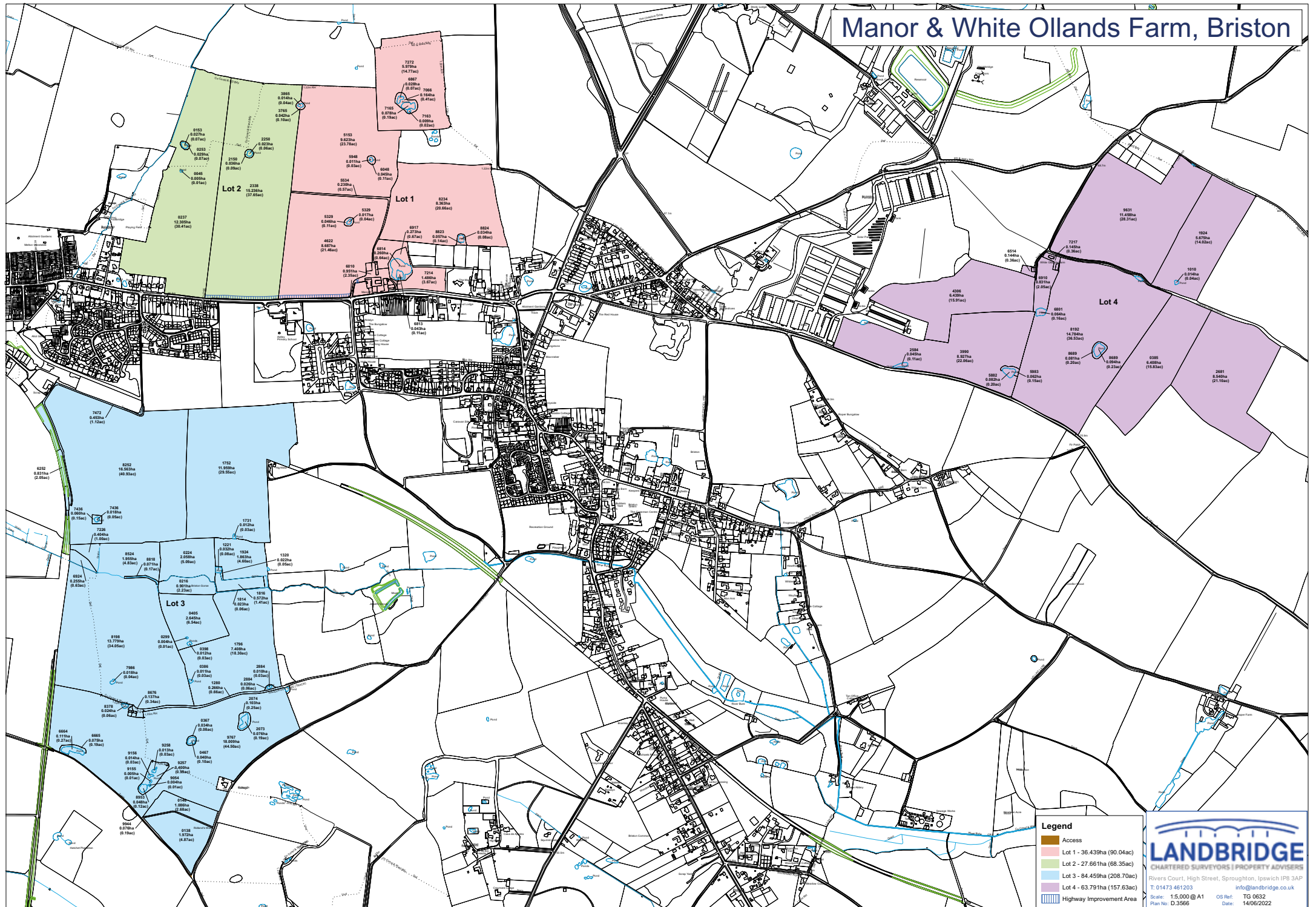
Anti-Money Laundering: In accordance with the Anti-Money Laundering Regulations 2017, once an offer has been accepted the purchaser(s) will be required to provide proof of identity and address prior to the instruction of solicitors.

Drainage: Much of Lot 3 is under drained and some other parts of the farm have been drained. This information is available in the data room'

Viewings: Strictly by appointment with the selling agents.

Health and Safety: Given the potential hazards of a working farm we ask you to be as vigilant as possible when making your inspection.

Manor & White Ollands Farm, Briston



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