

# Cruso & Wilkin

**FOR SALE BY PRIVATE TREATY**

**9.25 acres (STMS) of Amenity, Equestrian, Grazing  
Land at Tilney All Saints, Norfolk**



**For Sale as Whole**

**Freehold with Vacant Possession upon Completion**

**Guide Price: £112,500**

Jonathan Fryer 01553 691691  
Email: [jgf@crusowilkin.co.uk](mailto:jgf@crusowilkin.co.uk)

The Estate Office, Church Farm, Station  
Road, Hillington, PE31 6DH

## 3.74 hectares (9.25 acres) of Amenity/Grassland/Woodland situated Tilney All Saints, King's Lynn, Norfolk

### Potential for Amenity, Equestrian, Grazing or other permitted uses

#### Description:

The property comprises, in all, 3.74 hectares (9.25 acres) or thereabouts of Grade 1 land currently in temporary grassland in one good shape parcel. The land is ideally suited for the purposes of amenity, equestrian, grazing. The land is identified on the attached sale plan.

#### Situation & Location:

The land is situated directly off Station Road, on the north side of the village of Tilney All Saints as identified on the attached location plan. Approximately four miles south west of King's Lynn and nine miles north east of Wisbech.

#### What3Words:

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#### Directions:

Travelling from King's Lynn to Sutton Bridge leave the A17 at the junction signposted Tilney All Saints. Follow Station Road towards Tilney All Saints. The land can be located on the right-hand side identified by this Firm's For Sale Board.

#### Access:

The land is accessed using a shared access track off Station Road, marked brown on the attached plan.

#### Services:

The land does not currently benefit from any services. There is provisional water pipe ready for connection to the mains supply in the road.

#### Tenure & Possession:

The site is offered freehold with vacant possession upon completion.

#### Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and owned and are included in the freehold subject to statutory exclusion.

#### Basic Payment Scheme & Agri-Environment Scheme:

The land is not registered for the Basic Payment Scheme. We are advised that the land is not in any agri-environment schemes.

#### Outgoings and Drainage:

The land is sold subject to all outgoing payments payable. Drainage rates are payable to King's Lynn Internal Drainage Board of £49.83 p/y (2022).

#### Title Number:

NK346287

#### Local Authority:

Borough Council of Kings Lynn & West Norfolk  
Kings Court, Chapel Street, Kings Lynn, Norfolk  
PE30 1EX. Tel: 01553 616200.

#### Wayleaves, Easements and Rights of Way:

The land is sold, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easement, quasi-easements and restrictive covenants and all existing and proposed wayleaves, pole masts, pylons, stays cables, drains, water, gas and other pipes whether referred to herein or not.

An overhead line crosses the south west corner of the field, one pole is located within the parcel.

#### Covenant:

The property will be sold subject to a covenant whereby the Vendors reserve 50% of any uplift in value above the purchase price for a term of 21 years in the event of the Purchaser obtaining planning consent for non-agricultural use, excepting, the development of the land as woodland, nature reserve, or equestrian smallholding purposes. This covenant, in all cases, will apply to any residential dwelling or development.

#### Town & County Planning:

The property is offered subject to any development plans, Tree Preservation Orders, Town Planning Schedules or resolutions which may or may not come into force. The Purchaser will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

#### Viewings:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand. It is asked that those viewing the land do not obstruct the access track whilst doing so.

#### Health & Safety:

Prospective Purchasers view the property entirely at their own risk. The land is bordered by deep drainage ditches, which can be identified on the plan enclosed.

We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

### **Boundaries, Plans, Areas, Schedules and Disputes:**

The Purchaser will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

### **Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

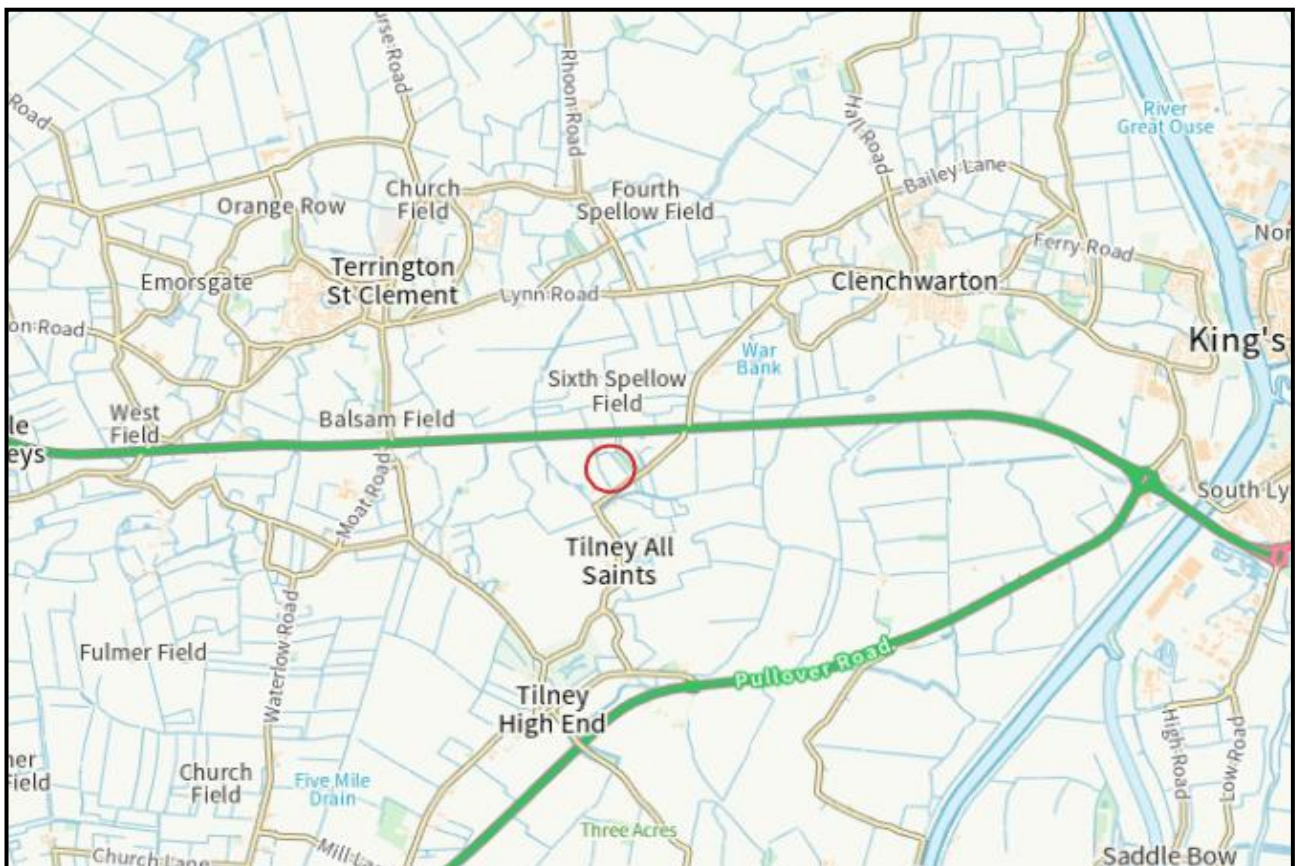
### **Terms of Sale:**

The land is initially offered for sale by Private Treaty. The Vendors reserves the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

If you have any queries, or any matters arising relating to the sale, please do not hesitate to contact the Vendors' Agents — Jonathan Fryer and/or Mared Phillips, [jgf@crusowilkin.co.uk](mailto:jgf@crusowilkin.co.uk)

Particulars and Photographs prepared March 2022.

Location plan is shown below:



### **Important Notices:**

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that All statements contained in these particulars as to this property are made without responsibility on the part of Cruso & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor.s Further, such statements are accurate only to the best of the present information and belief of the Vendors. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement; and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above; and that in entering.





**Cruso & Wilkin**

The Estate Office,  
Church Farm,  
Station Road,  
Hillington,  
PE31 6DH  
Tel: 01553 691691

### Site Plan - Land at Tilney All Saints

**Not to  
Scale**

**Date**  
March  
2022

**Reference**  
354/6

This plan is published  
for the purpose of  
identification only, and,  
although believed to  
be correct its accuracy  
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