

# Cruso & Wilkin

**FOR SALE**

**A Productive Parcel of Arable land,  
Measuring 6.78Ha (16.75 Acres), or thereabouts  
Mad Dog Lane, Little Massingham, King's Lynn, Norfolk**



Would make ideal location for Horse/Pony Paddocks

Available as a Whole or in 2 lots

**Guide Price: For the whole IRO £165,000**

**Peddars Way - Lot 1. 3.51 Ha (8.67 Acres) O.I.R.O £100,000**

**Mad Dog End - Lot 2 3.27 Ha (8.08 Acres) O.I.R.O £100,000**

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The Estate Office, Church Farm, Hillington,  
King's Lynn, Norfolk PE31 6DH

**Description:**

The land offered for sale comprises of a parcel of productive arable land situated on the edge of the village of Great Massingham. The parcel is currently one field which can be split into two or be sold as a whole.

Lot 1 - Peddars Way: 3.51 Ha (8.67 acres)  
Lot 2 - Mad Dog End: 3.27 Ha (8.08 acres)

The land is as follows:  
6.78Ha (16.75 Ac) of productive arable land. The parcel has been in arable rotation, with the previous cropping being of winter wheat. The land joins Mad Dog Lane (Lot 2) and Peddars Way (Lot 1) at the far end.

The Vendors have maintained the land in a good condition.

**Location & Directions:**

The land is located on the outskirts of the village of Little Massingham.

What3Words: spices/fired/dozens  
Nearest Post Code:PE32 2HR

**Terms of Sale:**

The property is initially offered for sale by Private Treaty as a whole or in 2 Lots. The Vendors and their Agent reserve the right to invite best and final offers and/or conduct a private auction within a pre-determined timescale if required.

**Tenure & Possession:**

The land is freehold with the benefit of vacant possession upon completion.

**Holdover:**

The Vendors do not wish to reserve the right to any Holdover, unless the Sale is not completed before February 2025.

**Access:**

Access to the land is available directly off Mad Dog Lane and the Peddars Way.

**Drainage Rates:**

The land has the normal Environment agency land drainage charges.

**Sporting, Timber & Mineral Rights:**

The sporting, timber and mineral rights are held in hand and are included in the sale, subject to statutory exclusion.

**Contracts & Quotas:**

The land does not come with the benefit of any contracts nor quotas.

**Basic Payment Scheme:**

The land is registered for the Basic Payment Scheme and claims have previously been submitted however it is not sold with the benefit of any de linked payments.

**Services:**

The land does not have the benefit of any services.

**Nitrate Vulnerable Zones:**

The land offered for sale is in an Nitrate Vulnerable Zone, which is of Surface Water.

**Ingoing Valuation:**

There will be no Tenant Right Valuation in respect of unexhausted nor residual manorial values neither shall there be any allowance or set off in respect of dilapidations, if any.

**Viewing:**

Strictly by prior appointment with the Vendors' 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.

**Health & Safety:**

We would ask you to be as vigilant as possible when making an inspection for your own personal safety. We request that viewers are not accompanied by either children or dogs for their own safety.





### Wayleaves, Easements & Rights of Way:

The property is offered, 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 easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

### Town & Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may 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.

### Boundaries, Plans, Areas Schedules & 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 nor 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 Agent whose decision acting as experts shall be final.

The Parcel is bound mainly by hedges on all sides where ownership is to the middle of hedge.

### 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.

### Local Authorities:

Borough Council of King's Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn, Norfolk, PE30 1EX

Tel. 0344 800 8020

Particulars Prepared: 2024

Photographs Taken: 2024



### 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 and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. 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 referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any 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.

Site Plans  
NOT TO SCALE



### Parcel of Arable Land at Little Massingham

**Cruso & Wilkin**

Based upon the Ordnance Survey with the sanction of the controller of H.M. Stationery Office.  
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The Estate Office, Church Farm, Hillington, King's Lynn, Norfolk, PE31 6DH.  
Tel: 01553 691691

Ref: APC/MP/456/9