

HICKLING BROAD ESTATE

HICKLING ■ NORFOLK



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THE SIGNIFICANT ELEMENT OF AN INTERNATIONALLY
RECOGNISED NATURE RESERVE AND SURROUNDING LAND
WITH AMENITY AND COMMERCIAL PORTFOLIO WITHIN THE
NORFOLK BROADS

Lot 1: Hickling Broad, Reed bed, Wetland and Marsh
About 588.69 acres (238.23 hectares)

Lot 2: Commercial / Amenity let Portfolio to include Boatyard, Sailing club site, Cottage,
4 Holiday lodges, Extensive Boathouses, Moorings and part of the Broad.
About 29.97 acres (12.13 hectares)

Lot 3: Grassland and Fen
About 30.36 acres (12.29 hectares)

Lot 4: Boathouse site
About 0.25 acres (0.10 hectares)

Lot 5: Rough Grassland and Woodland
About 5.46 acres (2.21 hectares)

FOR SALE BY PRIVATE TREATY

As a whole or in 5 lots

In all about 654.73 acres (264.96 hectares)

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Viewing by appointment only.

These particulars are intended only as a guide
and must not be relied upon as statements of
fact. Your attention is drawn to the Important
Notice on the last page of the brochure.



SITUATION

- Norwich 19 miles (By Train to London Liverpool Street from 100 minutes)
- Norwich International Airport 21 miles
- Stalham 5 miles
- Wroxham 12 miles
- North East Norfolk Coast – Sea Palling 4 miles

THE NORFOLK BROADS

The Hickling Broad Estate is located at the northern end of the Norfolk Broads network. The Broads are the United Kingdom's largest nationally protected wetlands and were added to the National Park Family in 1989. It is a unique mosaic of gentle landscape, lakes (known as broads) and rivers covering 303 square kilometres. The Broads which were originally created in medieval times by man, digging for peat, are said to be a haven for over a quarter of Britain's rarest species. In all, The Broads comprises seven rivers and 63 Broads and there is over 125 miles of navigable waterways. The Norfolk Broads are an important tourist destination with approximately 8 million visitors per year with an estimated Tourism Economic impact of about £568 million per annum. (Source: The Broads Authority). Hickling Broad is one of the three largest broads and as such is a key facet of the wider Broads Network. The Broads are renowned for their landscape value, with big skies and the privacy of Norfolk.





HICKLING BROAD

INTERNATIONALLY RECOGNISED NATURE RESERVE

Hickling Broad comprises a significant part of one of the United Kingdom's most important wildlife and conservation sites and is indeed a very rare habitat in Europe. It is designated as a National Nature Reserve (NNR), a Site of Special Scientific Interest (SSSI), a Special Protection Area (SPA) as well as being a Ramsar site. This important protection recognises that Hickling Broad is a wetland site of international importance.

The reserve and its surroundings host some of Britain's rarest wildlife including a substantial proportion of the United Kingdom's common Crane population as well as breeding pairs of Marsh Harrier, Bearded Tit, and Bittern. Other birds often seen include Barn Owl, Curlew, Kingfisher, Merlin, Reed Bunting, Lapwing, Redshank, Snipe, Avocet, Hobby, Sparrow Hawk and Sandpiper as well as various species of waterfowl. Red Deer, Chinese Water Deer and Muntjac Deer are all found at Hickling as well as many other mammals which include Otters, Hares and Water Voles. In addition, Swallowtail Butterfly and Norfolk Hawker (dragonfly) can also be found at Hickling. The reserve's wildlife thrives upon the varied land types including reed bed, sedge fen, grazing marsh and fen meadow.

TOURISM AND LEISURE AROUND HICKLING BROAD

Hickling Broad, like much of the wider broads has always attracted sportsmen, yachtsmen and naturalists and as a result the northern section of the broad comprises a commercial element which is seemingly timeless and has scope for beneficial improvement. There are numerous nautical activities to be enjoyed at Hickling, which include a sailing club, a windsurfing club, viewing of a traditional boatyard as well as a well-known country pub. In addition to these facilities and the attractions of The Norfolk Wildlife Trust's visitor centre, the North East Norfolk Coast, with its sandy beaches can be found about 4 miles away. Stalham, is the nearest market town, which can be reached by road or boat and has a wider range of amenities.



THE HICKLING BROAD ESTATE

The Hickling Broad Estate which comprises approximately half of Hickling Broad has been in the same ownership since the early 19th Century. The owners have pursued a conservative and traditional policy of management, and have as a result, retained the charm and timelessness which makes Hickling Broad and its surrounding area unique and internationally renowned.





LOT 1

Broad area, Reed bed, Wetland and Marsh. In all about 588.69 acres (238.23 hectares).

At the heart of the Estate is the Broad area which is the focal point of the Nature Reserve. With 247.6 acres of water the Broad area is a hub for recreation and conservation. Navigable as part of the Broads network from the River Thurne, it is used by day visitors and residents as well as the members of the local Sailing Club, Windsurfers Club and visitors to the Boatyard, which are based in the land within Lot 2. As well as one of the principle broads sailing areas, the water together with the surrounding reed-bed, wet fen, grazing and woodland is host to some of Britain's rarest wildlife.





LOT 1

The Broad area and immediately surrounding land, together with the Hundred Acres Marsh (on the eastern boundary of Lot 1) are included in a lease to the Norfolk Wildlife Trust who have a visitor centre on their own land which is adjacent. The current lease is for a term of 21 years from 6th April 1999, although they have been in occupation since at least 1957. Our clients consider the Norfolk Wildlife Trust to have been a very good tenant and have worked within the owners broader vision. It would however be up to the new owner to decide whether they wish to continue a closer working relationship with the Norfolk Wildlife Trust.

The Trust, who own the balance of the Broad, have sensitively managed the area and during their period of occupation, undertaken significant capital works with the benefit of lottery funding, supplementing their own resources. The lease area includes hides, boardwalks and other infrastructure which all complement the management of this important environmental landscape.

Lot 1 includes three areas of marsh. Bishop's marsh links the Broad to The Hundred Acres marsh with Chapman's marsh being slightly off-lying to the north. On Bishops marsh, which extends to 22.52 hectares

(55.64 acres), water levels are managed to enhance wildlife diversity and some of the area is grazed. This area is let under a Farm Business Tenancy to the Norfolk Wildlife Trust which commenced on the 29th September 2012 for a term of six years. The Wildlife Trust have a coterminous agreement over Chapman's Marsh to the north which extends to 7.24 hectares (17.89 acres) and is traditional grazing marsh. Both Farm Business Tenancies include other land within the sale. The Hundred Acres marsh, which is largely fen and water but grazed in parts, is within the Norfolk Wildlife Trust lease and extends to 38.10 hectares (94.15 acres).







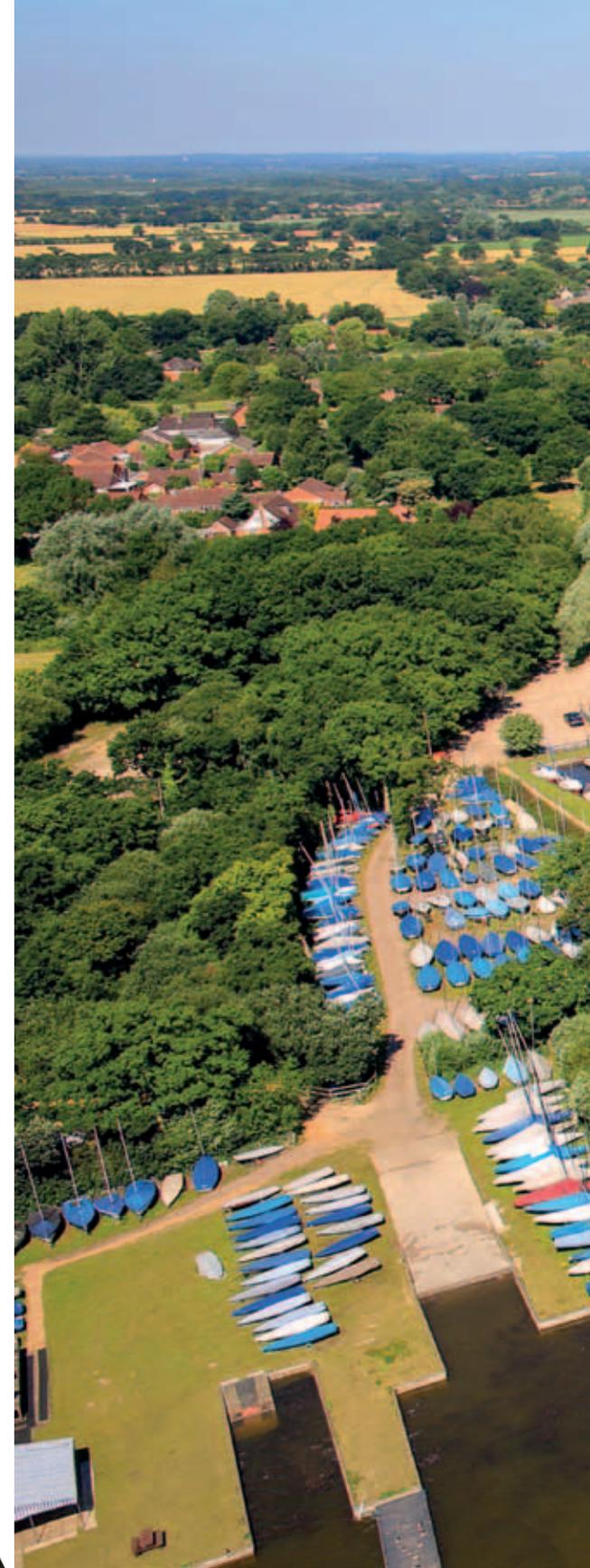
LOT 2

Commercial / Amenity let Portfolio to include Boatyard, Sailing club site, Cottage, 4 Holiday lodges, Extensive Boathouses, Moorings and Part of the Broad. In all about 29.97 acres (12.13 hectares).

Lot 2 comprises the let property portfolio at the northern end of the Broad producing an income in excess of £50,000 per annum and includes the principal access to the water area and the commercial element of the Broad. It is part of the Broad SSSI, though this area is largely outside the National Nature Reserve Designation.

BOATYARD

At the heart of Lot 2 is the boatyard, let to Whispering Reeds under a Landlord and Tenant Act 1954 lease, the most recent agreement of which is dated January 2002. The boatyard lease includes mooring plots, boat sheds, the slipway and the main workshop. The current rent passing is £24,112 per annum. The lease, which is contracted into the security of tenure provisions of the Act, expires on 11th October 2016. Excluded from the lease to Whispering Reeds, but within the boundary of Whispering Reeds, there are two small timber boatsheds and an attractive boathouse occupied under private leases.





THE MOORINGS COTTAGE

The Moorings Cottage is situated overlooking the Broad. Constructed of a timber frame under a thatched roof, the cottage has accommodation comprising two bedrooms, reception room, kitchen and shower room as well as an attic loft. The Moorings also benefits from the adjacent wet boathouse which has historically been let with the cottage and is of the same construction.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			59
(39-54) E			
(21-38) F			
(1-20) G		17	
Not energy efficient - higher running costs			



SAILING CLUB SITE

On the western edge of Lot 2 is the Sailing Club House, the site of which is let to Hickling Sailing Club under a Landlord & Tenant Act 1954 lease, the most recent of which is dated 8th October 2004 and runs until 10th October 2019. The current rent passing is £6,500 per annum.

BOAT HOUSES, PUNT SHEDS AND MOORINGS

At the north east of Lot 2 is the particularly picturesque area known as Hill Common which includes 16 boat houses and punt sheds and some open moorings occupied under a variety of agreements. The boathouses and punt sheds in this area, together with the moorings, produce an annual income of in the region of £11,400.

The 6.72 acres (2.72 hectares) of predominantly reed bed and fen is let under a Farm Business Tenancy to the Norfolk Wildlife Trust as part of a wider agreement that also includes land in Lots 1 and 5.





HICKLING WINDSURFING BEACH

Hickling Windsurfing Club has a lease from 29th September 2012 for 15 years over the windsurfer's beach and path approach located to the north of the boat yard. The annual rent is £1,500 per annum.



MOORINGS

There are six mooring plots located around 'Reed Bank,' an area of hard standing accessible from the public highway. In addition there are three boathouses and sheds in the Whispering Reeds area opposite. The current rent passing for the Moorings at Reed Bank is in the region of £1,420 per annum.

HOLIDAY LODGES

With a holiday planning use, there are four basic lodges of timber construction located on the west of the Broad and to the south of the Sailing Club occupied under two leases which are continuing on an annual periodic basis. Access is on foot only across the adjacent marsh, 2.05 acres (0.83 hectares) of which is included in Lot 2 and let under a Farm Business Tenancy to the Norfolk Wildlife Trust. The current income is £1,372, including one punt-shed adjacent Whispering Reeds.



LOT 2



Hickling
Staithe
Parish

Pleasure
Boat
(PH)

HILL COMMON

Legend

Broad	Moorings Cottage	Woodland
Rough grazing	Reedbed	Whispering Reeds Boatyard
Sailing Club	Holiday lodges	Reedbank Moorings
Windsurfers Beach	Beach	Boathouses, Punt Sheds & Moorings
Pleasureboat peninsula		

LOT 3

Grassland and Fen. In all about 30.36 acres (12.29 hectares).

18.75 acres (7.59 hectares) of arable reversion and 10.87 acres (4.40 hectares) of grazing fen/alder carr which is set back from the broad and accessed via The Smea. The land is occupied by the Norfolk Wildlife Trust under a Farm Business Tenancy from 29th September 2012 for six years, together with land in Lot 1. The apportioned rent is in the region of £1,200 per annum.

The land at The Smea has been an important part of the grazing and habitat management regime for the western edge of the broad, together with the fen and alder carr, which are part of the SSSI. The grazing marshes add to the mosaic of habitats around the broad that helps to support the rare and diverse wildlife, flora and fauna. The land has been fenced using a capital works grant under a Higher Level Stewardship Scheme.



Goldfinch - regularly seen at Hickling Broad

LOT 4

Boathouse site. In all about 0.25 acres (0.10 hectares).

In an idyllic location on the western edge of the Broad, the wet boathouse comprising Lot 4 is currently let under a lease which is continuing on an annual periodic basis. The current rent passing is £737 per annum. Access is over a track in the ownership of Lot 5, over which a right of way will be granted for all purposes, subject to contributing a fair proportion towards maintenance costs.



LOT 5

Rough Grassland and Woodland. In all about 5.46 acres (2.21 hectares).

An area of marsh land interspersed with trees on the north western edge of the broad. The land is let under a Farm Business Tenancy agreement to the Norfolk Wildlife Trust from 29th September 2012 for six years. Land in Lots 1 & 2 is included in the same agreement.

The ground has recently been fenced as part of a capital works grant under the tenant's Higher Level Stewardship scheme, the land is seasonally grazed by cattle and ponies.

GENERAL REMARKS & STIPULATIONS

POSTCODE

The postcode for the northern end of the Broad is NR12 0YW.

TENURE AND POSSESSION

The property is offered for sale freehold subject to the various leases, licences and tenancies in place, a full schedule of which is available from the selling agents.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole or in 5 Lots.

If a purchaser is interested in part of a Lot, they are invited to discuss their requirements with the selling agents.

DREDGING

Proposals are underway to enable the Broads Authority to undertake dredging works that will benefit the broad. The owners of Lots 1 & 2 are expected to work together to facilitate these works, the benefits of which are to ensure the broad area remains open for navigation as well as maintaining ecological value.

BASIC PAYMENT SCHEME

There are no Basic Payment Scheme entitlements included in the sale.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property 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 or not referred to in these particulars.



Chinese Water Deer - regularly seen at Hickling Broad

A public footpath runs along the northern boundary of Lot 1 from the Warden's House at point A in a westerly direction.

For further information about the various rights of access, contact the selling agent.

BOUNDARIES

The boundary across the open water between Lots 1 & 2 will remain open to enable public navigation.

In the event that the property is sold in Lots, the purchaser of Lot 5 will be responsible for installing a stock proof fence, and thereafter maintaining it, along the boundary with Lot 2. For more information please contact the selling agents.

SERVICES

The Moorings Cottage has mains water, mains electricity and drainage to a private system. The Sailing Club and Boatyard in Lot 2 benefit from mains water, mains electricity and mains drainage.

OUTGOINGS

Internal Drainage rates are payable by the owners although all other outgoings are payable by the various occupiers.

VAT

Should any sale of the property, or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to the contract price.

SPORTING, MINERALS & TIMBER

All sporting rights, timber or timber like trees, and mineral rights (except as reserved by statute or to

The Crown) are included in the sale, although the lease of the broad includes sporting across some of the land. The current owners have not exercised the sporting rights in recent years.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey national grid 1:2500 landline data. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

TOWN & COUNTRY PLANNING

The purchaser/s will be deemed to have full knowledge and have satisfied themselves as to any planning matters that may affect the property.

FIXTURES & FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

DISPUTES

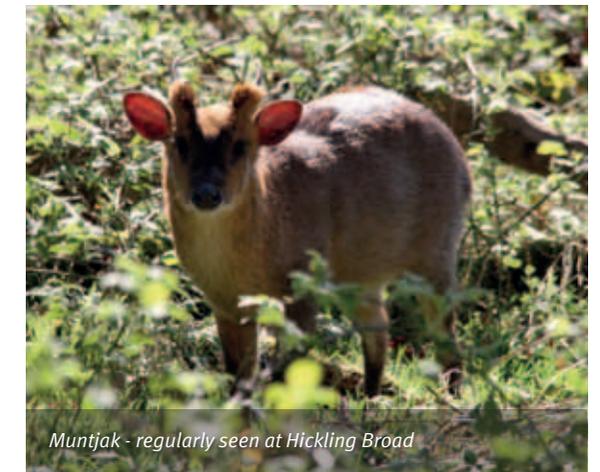
Should any disputes arise as to the boundaries or any points concerning the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the selling agent.

VIEWING

Strictly by appointment with the selling agents.

Contact:

Knight Frank – George Bramley 020 7861 1069 or Brown & Co - Anne Barker 01603 629871.



Muntjak - regularly seen at Hickling Broad



26 *Oystercatcher - regularly seen at Hickling Broad*



Snipe - regularly seen at Hickling Broad

IMPORTANT NOTICES

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

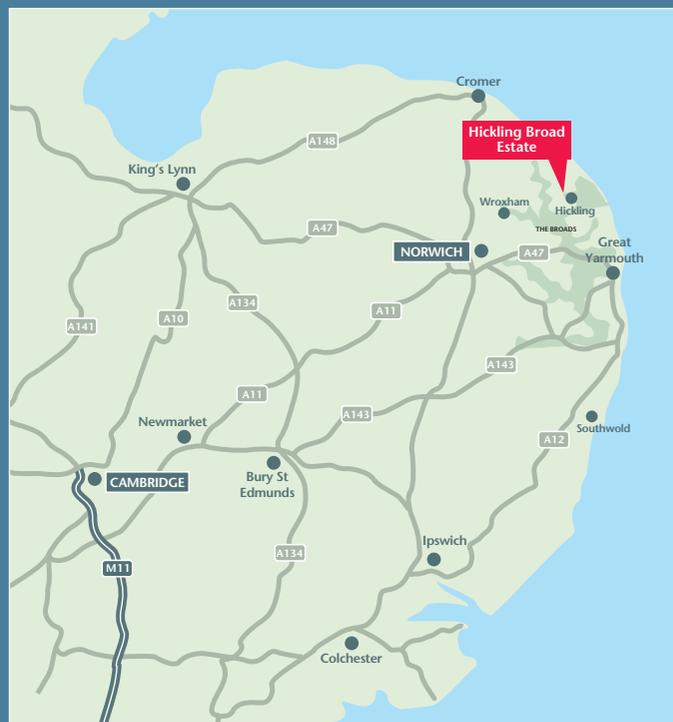
4. VAT: The VAT position relating to the property may change without notice.

5. Grammar School catchment areas: Any reference to a property being in a specific catchment area should not be relied upon as a statement of fact and should be verified with the appropriate Local Education Authority.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Particulars dated: August 2016.

Photographs of Hickling Broad taken: Summer 2016.



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