

# Farm bought for £3m is among four plots offered for let by Norfolk County Council

Chris Hill chris.hill@archant.co.uk @ChrisHill75

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Four farms covering a total of more than 1,000 acres are being offered for let to help aspiring farmers build their businesses as part of the Norfolk County Farms estate.

The 16,738-acre estate, owned and managed by Norfolk County Council, is split into 70 smaller farms which provide income to the authority, while creating rural jobs and business opportunities – particularly as an entry point into the industry for new farmers.

The four farms available this year include a 437-acre holding in Marshland St James, near King's Lynn, which was acquired by the council for almost £3m in September.

Anyone wishing to apply for one of the four tenancies must attend one of four viewing days later this month:

- Bank House Farm, Marshland St James – 437-acre equipped farm. Viewing February 22.
- NCC Farm, Welney Farms Estate – 75-acre fully equipped starter farm. Viewing February 23.
- Cox Hill Farm, North Burlingham – 219-acre fully equipped farm. Viewing February 26.

- Great Crow Farm, Binham – 311-acre fully equipped farm. Viewing February 27.

Keith Kiddie, chairman of the council's business and property committee, said: "It's really exciting for the council to be able to offer these four farms and we anticipate high interest in them.

"There are opportunities here for people at all stages of their farming career, whether it's a new entrant looking for their first farm, someone looking for the next rung on the ladder or those ready to go to the next level with a commercial-sized farm holding. Offering these tenancies underlines the council's support for sustaining and creating rural employment throughout the county."

The council has joined forces with Anglia Rural Consultants to offer would-be applicants some free business planning training on February 13 and 21, a course specifically designed to assist new entrants and those unfamiliar with producing a business plan.

Duncan Slade, rural estates surveyor for Norfolk County Farms, said: "When it comes to the sort of tenant we are looking for, we have quite a strict tenant specification to consider.

"Norfolk County Council is seeking tenants who can demonstrate that they are capable and the best able to take on the farm and make it work. Whoever is successful will need to be keen, enterprising, adaptable and hardworking to tackle the huge changes that we are on the cusp of seeing in the agricultural industry."

Full information and online application details can be downloaded from Norfolk County Council's website. Tenancies are for occupation from October, and the closing date for applications is midday on Friday 9 March 2018. For more information contact 01603 638400 or [county.farms@norfolk.gov.uk](mailto:county.farms@norfolk.gov.uk).

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## Keen and capable tenants wanted for Norfolk farms

Friday 2 February 2018 6:00

Ben Pike (<http://www.fwi.co.uk/author/ben-pike>)

**Keen, adaptable and hard-working tenants are being sought to take on business tenancies at four county farms across Norfolk.**

Ranging from 75-437 acres, Norfolk County Farms says the five-year lettings offer opportunities for new starters and established growers looking to scale up.

The launches come hot on the heels of applications opening for four tenancies across Norfolk's neighbouring county of Cambridgeshire.

**See also:** [The benefits of becoming a council farm tenant \(http://www.fwi.co.uk/business/the-benefits-of-becoming-a-council-farm-tenant.htm\)](http://www.fwi.co.uk/business/the-benefits-of-becoming-a-council-farm-tenant.htm)

Duncan Slade, rural estates surveyor at Norfolk County Farms, said: "There are opportunities here for a new entrant, someone looking for the next rung on the ladder or those ready to go to the next level with a commercial-sized farm holding."

Mr Slade said the tender process would have "quite a strict" criteria.

"We are seeking tenants who can demonstrate that they are capable and the best able to take on the farm and make it work," he told *Farmers Weekly*.

"Whoever is successful will need to be keen, enterprising, adaptable and hard-working to tackle the huge changes that we are on the cusp of seeing in the agricultural industry."

**See also:** [What it's like to be a first-time farm tenant \(http://www.fwi.co.uk/business/what-its-like-to-be-first-time-farm-tenant-lee-smith.htm\)](http://www.fwi.co.uk/business/what-its-like-to-be-first-time-farm-tenant-lee-smith.htm)

New entrants and those with limited experience of business planning can attend a training course organised by the authority in February.

## What the council wants from applicants and how to apply

- Business name
- Business summary
- Aims and objectives
- Financial summary
- Management strategy
- Marketing and sales strategy
- Targets and timescales
- Strengths, weaknesses, opportunities and threats analysis
- Business strapline
- 200-word elevator pitch (a brief persuasive statement about the applicant)

See full particulars and viewing dates at [www.norfolk.gov.uk/countyfarms](http://www.norfolk.gov.uk/countyfarms) (<http://www.norfolk.gov.uk/countyfarms>)

Applications close Friday 9 March.

### Bank House Farm



Deep, stoneless Grade 2 clay soils lend the 437 acres at Bank House to a sugar beet, cereals and vegetable rotation. The residing tenant has winter wheat, sugar beet and oilseed rape in the ground, with some small parcels of grass. Located on the Stow and Marshland Estate, seven miles from Downham Market, the land surrounds the holding

where a 600t grain store and general purpose building is located.

There is a farm office and a house could be included by negotiation.

## Great Crow Farm



Great Crow is about to receive significant investment from Norfolk County Council with the conversion of an old building to create a dwelling, plus a new 600t grain store.

There is 200t on on-floor storage, plus an implement shed.

The holding has 311 acres of arable land which is growing maize, winter and spring barley, wheat and sugar beet on Grade 3 and Grade 2 soils near Fakenham.

## NCC Farm



Located on the Welney Farms Estate, the smallest of the four offerings from Norfolk County Council has 75 acres of high-quality Grade 1 soils.

Winter wheat, sugar beet and potatoes are grown across the acreage which is equipped with three general purpose buildings in the yard.

A three-bedroom bungalow could be replaced with another house which will be included in the farm business tenancy.

## Coxhill Farm



Sugar beet, cereals and vegetables have been grown across the 219 ring-fenced acreage which comprises entirely Grade 1 soils.

There is 550t of grain storage split across two steel-framed sheds, with a lean-to offering extra general storage space.

A three-bedroom house is included on the holding, which is next to the village of Lingwood, 10 miles from Norwich.

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**Read more on:** Business (<http://www.fwi.co.uk/business>)

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