

**UNIQUE JOINT VENTURE
FARMING OPPORTUNITY**



COPYS GREEN FARM

Wighton, Wells next the Sea, Norfolk

Cruso & Wilkin





J F Temple & Son Ltd
Copys Green Farm
Wighton, Wells-next-the-Sea, Norfolk, NR23 1NY

Agents
Cruso & Wilkin
Waterloo Street
King's Lynn
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PE30 1NZ

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JOINT VENTURE OPPORTUNITY:

J F Temple & Son Ltd are seeking a dynamic hardworking individual to join their farming business situated in Wighton, Wells-next-the-Sea,, Norfolk. The business is diverse comprising of a dairy herd of 130 Brown Swiss milking cows, a cheese making business 'Mrs Temples Cheese', Anaerobic Digester and approx. 230 Ha (568 acres) of agricultural land.

These exceptionally rare circumstances provides interested parties with a unique farming opportunity to become fully involved with a varied and successful business with guidance and training provided if required. A new farming company will be incorporated and a joint venture established with the successful applicant. Some working capital will be required to be introduced to the business. A two year trial period will be undertaken. The new farming business will provide land, buildings, livestock and followers, machinery, labour and working capital. Accommodation will be made available on the farm if required.

The Farming Business will include:

A - Dairy Herd:

The dairy herd is almost all pure Pedigree Brown Swiss with around 130 cows and 80 youngstock, calving all year round. About a third of the milk is used for the in house cheese business and the rest is sold on contract to ARLA. The cows are winter fed on a mixed ration of maize, grass silage and Lucerne, at grass in the summer and topped up with rations as required. Milking twice a day, the cubicles are bedded on chopped straw on mattresses. The herd is currently averaging 7300 litres per annum, 4.26% butterfat and 3.54% protein. The business prides itself in producing home grown food.

B - Agricultural Land:

The land comprises approximately 230 Hectares (568 acres) in Wighton, Binham and Field Dalling. The majority is owned with 9 Ha of meadows rented from the Holkham Estate. The rotation includes Spring Barley, Winter Barley, Spring Beans, Grass Leys, Forage Maize, Energy Beet, Lucerne and cover crops. The land is classified as Grade 2 and is of Newmarket 2 soil series being shallow well drained calcareous coarse loamy and sandy soils. The land is all registered for Basic Payment Scheme purposes but is not included in any Agri Environment Schemes. Most farming operations are undertaken in house and additional contracting work is also completed including baling and wrapping, drilling, combining, forage harvesting and hedge cutting. The business owns a comprehensive machinery fleet suitable for the size and diversity of the holding. Strip tillage is used for the maize crop to reduce energy use and preserve soil structure.

C - Anaerobic Digester:

The anaerobic digester uses an 800m³ tank, with a residence time of about 50 days, to digest dairy slurry, maize silage, beet and whey from the cheesemaking. All inputs come from the farm. Peak electrical output is 170kW and heat output 198 kW. Around 75% of the electrical power is exported to the grid. The heat is used for dairy hot water, cheesemaking heat, grain drying, heating of workshop, office, farmhouse and 3 farm cottages. Solid and liquid digestate are highly valued as fertiliser, all being utilised on farm.

D - Mrs Temples Cheese:

Cheeses are made from one third of the businesses milk production and renewable energy from the digester. The cheeses include Wighton, Walsingham, Binham Blue, Wells Alpine, Copys Cloud and Gurney's Gold. (This business can be included by agreement.)

Labour:

The business currently employs two dairy men, three arable operators and three cheese makers .

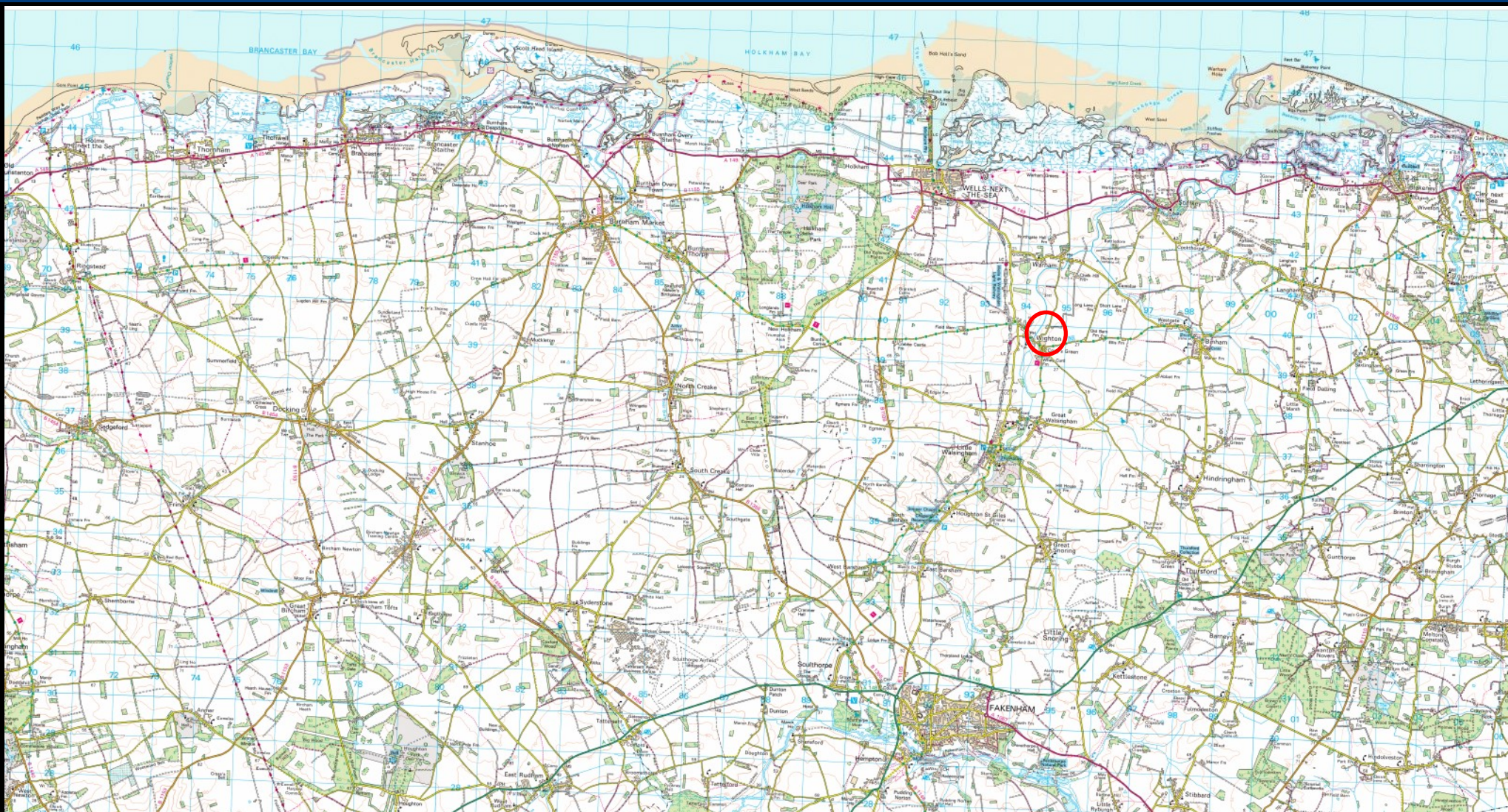
Aspirations:

The successful applicant will have to demonstrate they can fulfil the following aspirations:

1. To manage the farm and land so as to produce food and energy cops in an efficient yet environmentally sustainable manner. A passion for hands on engineering with practical engineering experience is essential.
2. To embrace all the component parts of the business and ensure integrated efficient management whilst incorporating new ideas and technology. To identify and develop additional income streams compatible with expressed aspirations.
3. To use the farm to inspire other farmers, students and the general public to encourage environmental awareness, and good farming practices together with an appreciation of the circular economy in farming.

Application Process:

We are inviting written expressions of interest with confirmation of employment history and experience. Once received, potential parties will be invited to attend a View Day and be supplied with further supplementary business information. Please apply in writing to Jonathan Fryer or Alice Lake at Cruso Wilkin, Waterloo Street, King's Lynn, Norfolk, PE30 1NZ or by email jgf@crusowilkin.co.uk / akl@crusowilkin.co.uk.



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Location Plan

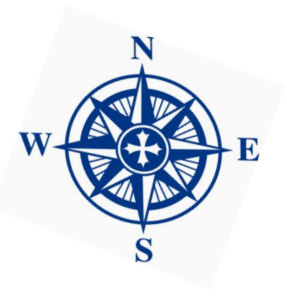
Copys Green Farm, Wighton, Wells-next-the-Sea

Scale **Date**

NOT TO June 2019
SCALE

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Boundaries, Plans, Areas, Schedules and Disputes:

The successful party will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the agreement 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 Agent whose decision acting as Experts shall be final.

Measurements and Other Information:

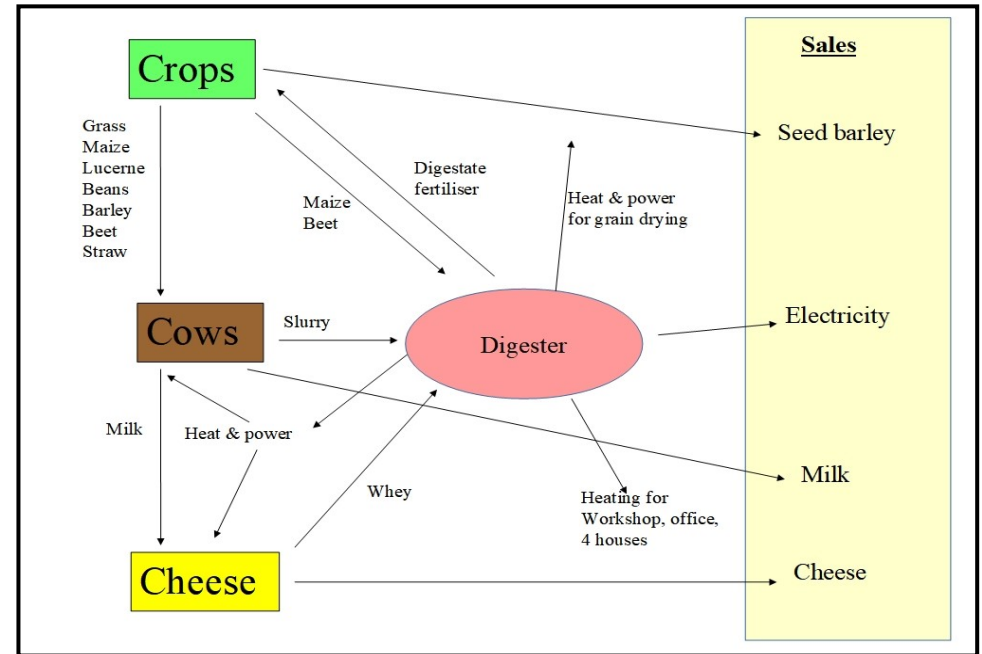
All measurements are approximate and areas are based on the RPA acreages. Whilst we endeavour to make our particulars accurate and reliable, if there is any point which is of particular importance to you please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the business. Photographs taken and Particulars prepared June 2019.

CONTACT DETAILS:

Agents: Cruso & Wilkin, Waterloo Street, King's Lynn, Norfolk PE30 1NZ.

Contacts Jonathan Fryer and Alice Lake. jgf@crusowilkin.co.uk / akl@crusowilkin.co.uk

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Viewing:

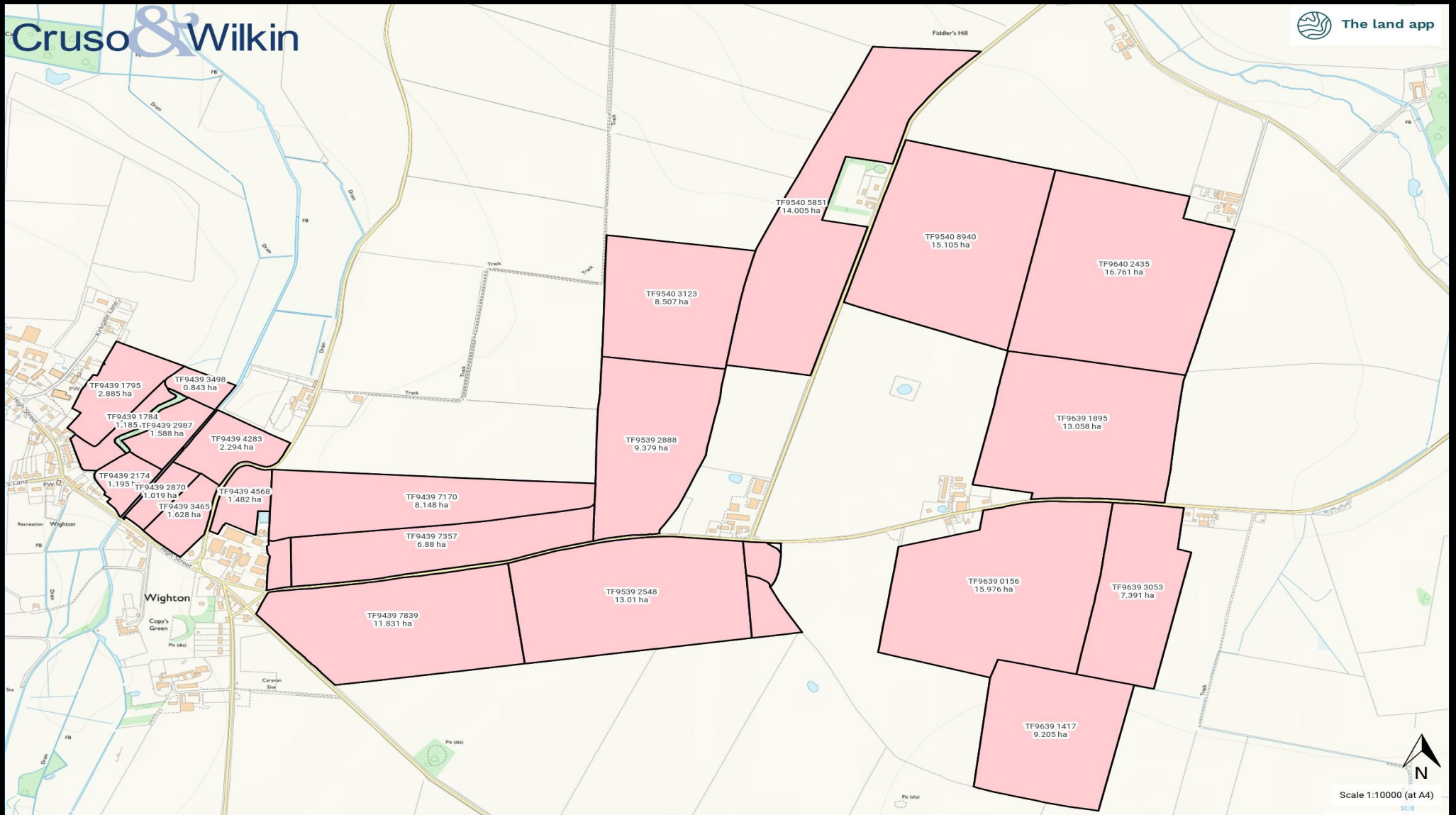
A View Day will be arranged once interest has been ascertained. Strictly no viewing prior to the View Day.

Health and Safety:

Given the potential hazards and for your own personal safety we would ask you to be as vigilant as possible when making an inspection on the View Day, particularly around the Farm Buildings and yard areas. We regret to advise that children and/or pets are not permitted on the property.

IMPORTANT NOTICES: Cruso & Wilkin for themselves and for the owners 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 or the Owners. These particulars are set out as a general outline for the guidance of interested parties 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 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 Owners. Further, such statements are accurate only to the best of the present information and belief of the Owners. 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). 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 Owners of the property.





Land at Copys Green Farm, Wighton, Wells-next-the-Sea

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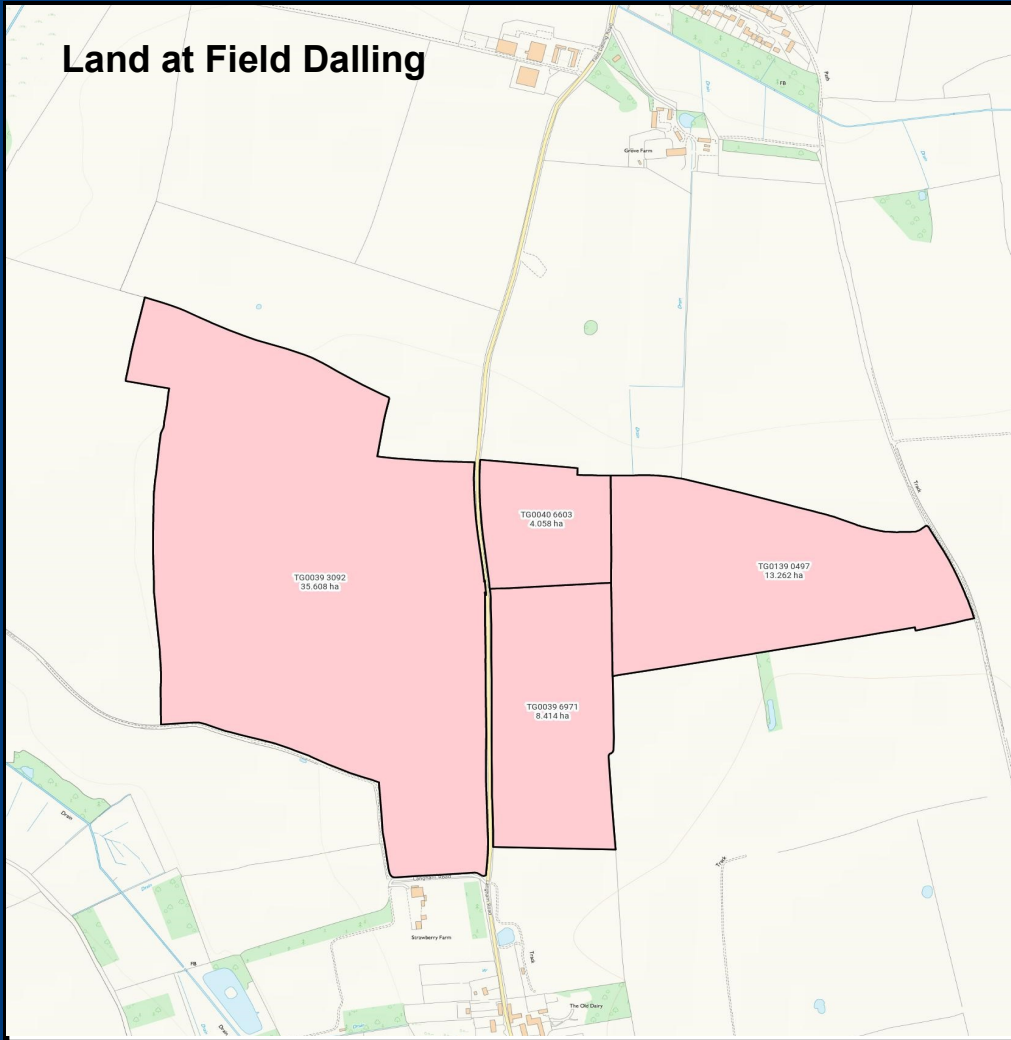
Date
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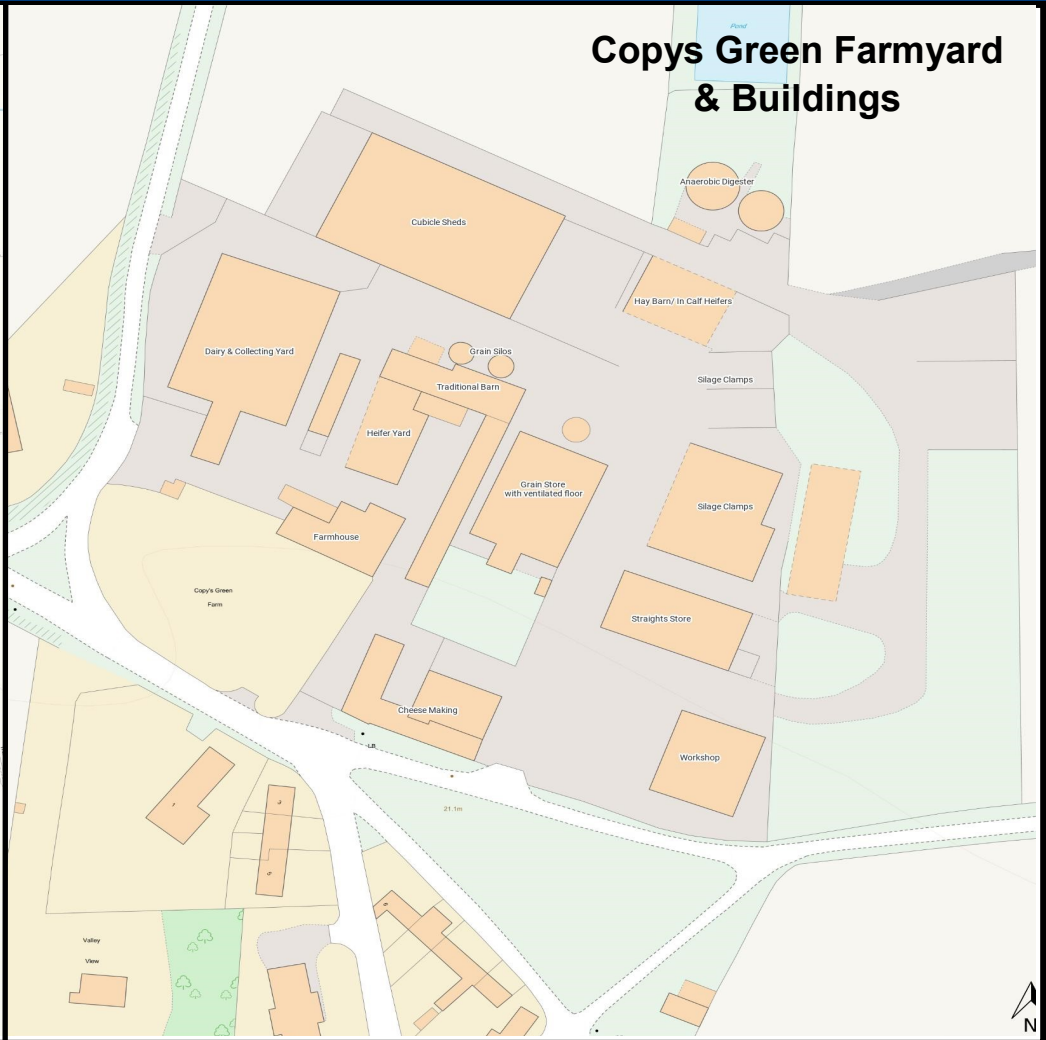
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Land at Field Dalling



Copys Green Farmyard & Buildings



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