

Church Road  
Postwick  
Norfolk

10.75 Acres Arable Land  
For Sale by Private Treaty  
Guide Price £110,000



## 4.35 Ha (10.75 Acres) Arable Land

### Postwick, Norfolk

#### Description

A single enclosure of arable land extending to 4.35 Ha (10.75 Acres) accessed along the track coloured brown. The land supports a typical cereal and root crop rotation for this area and is classified as Grade 3.

#### Basic Payment Scheme

The vendor will retain all of the delinked payment.

#### Tenure

The land is sold freehold with vacant possession. Subject to holdover up until 30th November 2024 for the vendor to harvest the growing sugar beet crop.

#### Wayleaves, Easements and Rights of Way

The land 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 referred to or not in these particulars.

The land has a prescriptive right of access for agricultural use along the track coloured brown. This access track is also a public footpath.

#### Method of Sale

By Private Treaty as a whole.

#### Viewing

During daylight hours with particulars in hand. Please park considerately.

#### Solicitor

Leathes Prior Solicitors

74 The Close, Norwich, NRI 4DR

Contact: Julia Routledge

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#### Agent

Rachael Hipperson MRICS FAAV FALA

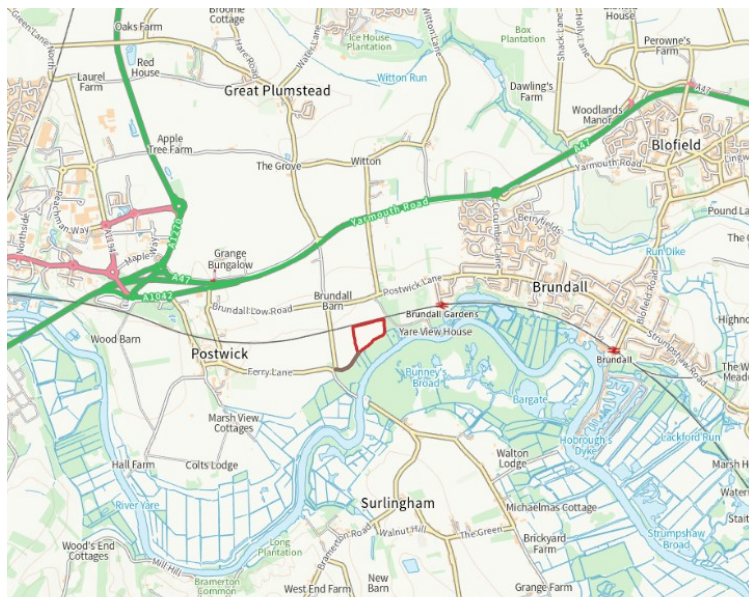
Tel: 01953 423188

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#### Location

///what3words: dignity.pupils.senses

Closest postcode: NR13 5DU



#### Important Notice

TW Gaze for themselves and for their Client give notice that:-

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