



Land at Great Hautbois Road
Coltishall
Norfolk

Lot 1: 2.36 Acres
Lot 2: 8.66 Acres

For Sale by online timed auction
on 16 October 2024



Lot 1



Lot 2

Description

Two enclosures of land adjoining the Bure Valley railway line. The land is accessed directly from Great Hautbois Road, Coltishall.

Lot 1: Guide Price £30,000 - £40,000

2.36 acres of former arable land recently drilled with grass. As shaded red on these particulars.

Lot 2: Guide Price £80,000 - £100,000

8.66 acres of former arable land recently drilled with grass. As shaded blue on these particulars.

A planning application is pending (ref 2023/3454) with Broadland DC for change of use from agricultural to equestrian grazing land.

Basic Payment Scheme

No delinked payment is being transferred to the purchaser(s).

Tenure

The land is sold freehold with vacant possession.

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.

Lot 1 and Lot 2 have access rights over the 5m wide track dividing the two lots.

There are two chambers located on the land relating to the old drainage system connected with the old airfield.

Method of Sale

For sale by online timed auction closing at 11am on 16 October 2024.

Viewing

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

Location

///what3words: choppers.landowner.curve

Closest postcode: NR12 7JW

Solicitor

Ashtons Legal,
Trafalgar House, Meridian Way, Norwich, NR7 0TA
Contact: Sophie Allinson
Telephone: 01603 703 070
Email: Sophie.Allinson@ashtonslegal.co.uk

Agent

Rachael Hipperson MRICS FAAV FALA
Tel: 01953 423 188
Email: r.hipperson@twgaze.co.uk

How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

Administration fee

An administration charge of £750+ VAT (£900 per lot) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

Important Notice

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

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales 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 property.

10 Market Hill

Diss

Norfolk IP22 4WJ

t: 01379 651 931

33 Market Street

Wymondham

Norfolk NR18 0AJ

t: 01953 423 188

rural@twgaze.co.uk

www.twgaze.co.uk

