



Woodland, Reedbed & Fen at Barton Turf, Norfolk

twgaze



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28.36 Ha (70.08 Acres)

Situation

The land is located within the parishes of Barton Turf and Stalham and is approximately 5 miles from Wroxham within the Norfolk Broads.

The Land

An expanse of largely undisturbed land comprising a mix of mature native woodland, reedbed and fen habitat bordering the River Ant. The site is divided by the Hundred Stream and dykes but connected by footbridges.

Located within are 4 flight ponds with hides, as well as an aerial hide for stalking.

The current owner has enjoyed limited private shooting and wildfowling.

The property presents a genuinely rare opportunity to acquire a rare valuable habitat within the heart of the Norfolk Broads.

For Sale

As a whole by private treaty.

Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ

01953 423 188

www.twgaze.co.uk

Location Closest postcode NR12 8BD
What3words ///mull.tadpole.feuds (to the site entrance)

Access The land is accessed from Berry Hall Road up a track.

Environmental Schemes The land is not currently within any scheme but has the potential to generate income through Environmental Stewardship and SFI.

Designations The land is within Ant Broads and Marshes SSSI, is a RAMSAR Site, an Area of Special Protection and Conservation, part of the Broads National Park and is designated a priority habitat under Lowland Fens and Reedbed, with some deciduous woodland on the Priority Habitat Inventory.

Sporting Rights All sporting and wildfowling rights are included within the sale of the freehold.

Services No services are connected.

BPS Delinked BPS receipts will be retained by the vendor.

Wayleaves, Easements and Rights of Way The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not. The property benefits from a vehicular right of access on the track from Berry Hall Road (hatched brown). The part of the track which is owned provides access to an adjoining property owner.

Tenure Freehold with vacant possession upon completion.

VAT Should any sale of the land 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 any other sums.

Viewing Strictly by appointment only. The site is very remote and potentially hazardous, so it is recommended people do not visit alone.

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