



27.74 Ha (68.54 Acres) of Arable Land at Hempnall, Norfolk

twgaze



Arable Land at Hempnall, Norfolk

27.74 Ha (68.54 Acres) Agricultural Land

Location

The land is located within the parish of Hempnall. Approximately 4 miles east of Long Stratton, 13 miles south of Norwich and 8 miles north of Harleston.

The Land

A block of gently undulating arable land extending to 27.74 Ha (68.54 acres). The land is divided into two enclosures by a ditch and public footpath.

The land is classified by MAFF as Grade 3 and described as the Soil Series as being Beccles 1. The land has been extensively under-drained throughout and plans are available from the Selling Agents.

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

Contact Rachael Hipperson or Emma Hurrell
R.Hipperson@twgaze.co.uk E.Hurrell@twgaze.co.uk

Location

Closest postcode NR15 2NS
///coconut.courts.mural

Access

The land is accessed directly from Alburgh Road. There is a gateway onto the road, or access via Hardys Loke following the route of the public footpath (shown blue).

Sporting Rights

All sporting rights are included within the sale of the freehold.

Services

No services are connected.

BPS

Delinked BPS receipts will be retained by the vendor.

Environment Schemes

The land is currently within an SFI 2024 Agreement which commenced on 01/05/2025. For more details contact the Selling Agent. Arrangements moving forwards are flexible.

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.

There is a public footpath through the land.

The vendors will retain a right of access for all purposes over the access on Alburgh Road to access retained land. This will include a right to upgrade the access and entrance surface.

Tenure

Freehold with vacant possession upon completion (subject to holdover if necessary).

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

During daylight hours and with particulars in hand.



| RLR Reference | Area Ha | Area Ac | Cropping History | | | | | |
|---------------|---------|---------|------------------|--------------|--------------|--------------|--------------|--------------|
| | | | 2025 | 2024 | 2023 | 2022 | 2021 | 2020 |
| TM2493 4312 | 27.74 | 68.54 | Winter Beans | Winter Wheat | Winter Wheat | Oilseed Rape | Winter Wheat | Winter Wheat |
| SFI Options | | | | | | | | |
| CSAMI | | | CHRW1 | | CHRW2 | | CHRW3 | |
| 27.93 Ha | | | 1229 m | | 1229 m | | 1229 m | |

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 whatever 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. 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.

