



Land at Forncett St Mary and Tharston, Norfolk

twgaze



Land at Forncett St Mary and Tharston, Norfolk

Wymondham 6 miles | Diss 10 miles | Norwich 12 miles

9.18 Ha (22.68 Acres) Agricultural Land

Situation

The land is situated in the parishes of Forncett and Tharston and Hapton, Norfolk.

The Land

Two enclosures of connected arable land currently down as grass extending to 9.18 Ha (22.68 Acres).

With access from Wood Lane and over the railway bridge.

The land is classified by MAFF as Grade 3 and described by the Soil Series as being Beccles 1, a sandy clay loam suitable for growing cereals, pulses and some root crops. The land has supported a typical combinable and root crop rotation for this area.

Tenure

Freehold with vacant possession upon completion.

For Sale

By Private Treaty

Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ

01953 423 188

www.twgaze.co.uk

General Remarks and Stipulations

Access The land is accessed from Wood Lane, Tharston which is a Norfolk County Council maintained unsurfaced road.

Land Drainage The land has been drained and all drains run clearly. Drainage plans are available upon request.

Environmental Schemes The land is included within a Environmental Stewardship agreement which expires on 31/12/2025. The agreements include hedge management and arable options. Further details are available upon request.

Assessments A land drainage charge is payable to the Environment Agency.

Services No services are connected.

BPS and Entitlements All delinked payments will be retained by the vendor.

Sporting, Mineral and Timber Rights All sporting and timber rights are included within the sale of the freehold, as are the mineral rights, insofar as they are owned.

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.

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.

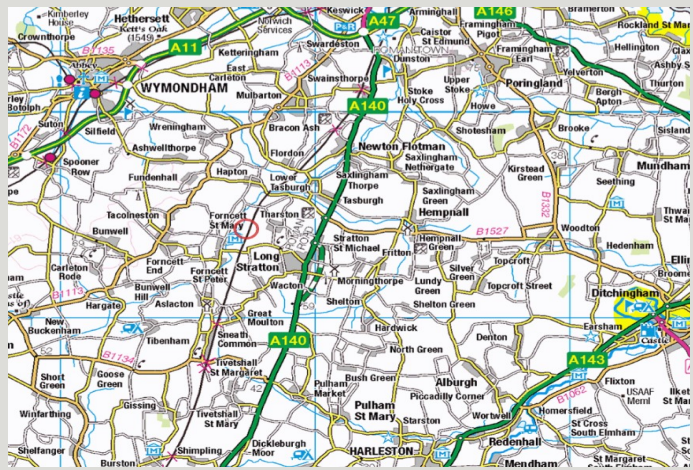
Two public footpaths cross the land.

Viewing With particulars in hand during daylight hours.

Location Wood Lane: NR15 2YW ///shins.pickle.steadier

Selling Agent Rachael Hipperson / Emma Hurrell
01953 423188
R.Hipperson@twgaze.co.uk
E.Hurrell@twgaze.co.uk

Vendor's Solicitor Birketts LLP
Providence House
141-145 Princes St
Ipswich IP1 1QJ
Tel: 01473 299104
Email: Iona-Chisholm@birketts.co.uk
Contact: Iona Chisholm



RLR Reference	Area Ha	Area Ac	Cropping History					
			2024/2025	2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
TM1794 4134	2.00	4.94	Grass	Stubble	Winter Wheat	Grass	Grass	Grass
TM1794 2326	7.16	17.69	Grass	OSR	Winter Wheat	Winter Barley	Winter Wheat	Lucerne
Total	9.16	22.63						

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.

