



## Woodland

3.92 hectares (9.68 acres) of woodland split into four parcels all with road frontage

Tuttington Road | Tuttington | Aylsham | NR11 6XE

For Sale by Private Treaty



## DESCRIPTION

Offered for sale are four parcels of mature woodland with a range of native and non-native trees extending in total to approximately 3.92 hectares (9.68 acres). Woodland of this size rarely comes to the market especially in such a scenic and tranquil location.

The woodland would be well suited for a number of uses, subject to planning permission, such as an area of amenity woodland for personal recreational use. In addition, there may be opportunities for small scale forestry use.

The woodland is split into four parcels. All of the parcels have the benefit of road frontage.

## LOCATION

The woodland is situated to the east of the popular market town of Aylsham and northwest of the village of Tuttington as shown on the site plan within these Sale Particulars.

## DIRECTIONS

To access the woodland from Aylsham cross the A140 on to the Tuttington Road. Continue along this road approximately  $\frac{3}{4}$  mile and the woodland is on both sides of the road as shown on the site plan within these Sale Particulars.

**Postcode:** NR11 6XE      **What3Words:** ///collected.dumpy.rush

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety.

### METHOD OF SALE

The property is offered for sale by Private Treaty with a **Guide Price of £115,000**.

### TENURE AND POSSESSION

Freehold with the benefit of Vacant Possession.

### MINERALS, TIMBER AND SPORTING RIGHTS

In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

### LAND REGISTRY

The land is Registered with Land Registry. The Title number is NK310588.

## BASIC PAYMENT SCHEME

The land is not registered on the Rural Land Register.

## PLANNING

The property is within the jurisdiction of Broadland District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

## RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not. There are Rights of Way over some of the woodland; further information is available from the Selling Agent.

## LOTING

The woodland is offered initially as one lot but subject to interest the woodland may be lotted/split. Interested parties should contact the Selling Agent for further information.

## OUTGOINGS

Environment Agency General Drainage Charges may apply.

## AUTHORITIES

Broadland District Council – 01603 431133

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

## VAT

In addition to the purchase price, should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser in addition.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## DISPUTES

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

## MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations we are required to check the identity of the successful purchaser.

**Important Notice** These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or misstatement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated January 2024; Particulars dated January 2024.

**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
Irelands Agricultural