



## Amenity Land and Fishing Ponds

Amenity Land and Fishing Ponds extending in all to approximately 3.79 Ha (9.36 Ac)

Burghwood Road | Ormesby St Michael | Norfolk | NR29 3LT

For Sale by Private Treaty

## DESCRIPTION

A private parcel of amenity land with well-stocked carp ponds extending in all to approximately 3.79 Hectares (9.36 Acres) situated within The Broads National Park.

The parcel is accessed off the A149 via a shared track. Entrance to the parcel is through a gated entrance in the northeast corner.

The site benefits from two, large, ground-fed ponds which are home to a substantial carp population. There are also three fully enclosed, fenced ponds, previously used for the rearing and housing of ducks.

In addition, the site contains various ornamental and garden trees, shrubs, and conifers. A timber summerhouse overlooks one of the carp ponds.

The boundaries are clearly visible and formed of chain-link fence with metal posts. The land benefits from a mains electricity supply (meter required), and a mains water supply is available in the track. The land is suitable for various amenity uses or development for tourism and leisure uses subject to planning permission.

## LOCATION

The land is located off the A149 on the edge of the village of Ormesby St Michael. The land is situated within The Broads National Park, immediately adjacent to Rollesby Broad SSSI. The seaside town of Hemsby is approximately 4 miles northeast, the market town of Wroxham is approximately 13 miles to the west, and the city of Norwich is approximately 20 miles southwest.

## DIRECTIONS

From Norwich take the A47 (Norwich Southern Bypass) eastbound towards Acle. At the Acle roundabout take the 2nd exit onto the A1064 and follow the road. After 2 miles take a left onto the B1152 towards Clippeby. Follow the road for another 2.3 miles before turning right onto Mill Lane. At the end of the road, turn right onto the A149. Follow the road for just over 2 miles passing through Rollesby and crossing the Broad. Immediately after passing Broadland Nurseries, turn right down a private gravel track identified as Burghwood Road. After 0.3 miles you will find a gated entrance on your right to access the land.

**NOTE:** Please take care when exiting the track onto the highway.

**Postcode:** NR29 3LT

**What3Words:** ///incur.escalates.baking



**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 mis-statement 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 September 2024; Particulars dated September 2024.

## GENERAL REMARKS AND STIPULATIONS

**VIEWING:** Viewing strictly by appointment only. Please contact Arnolds Keys to arrange a viewing.

**METHOD OF SALE:** The property is offered for sale by Private Treaty as a whole at a **guide price of £265,000**.

**TENURE AND POSSESSION:** Freehold. Vacant possession will be given on completion.

**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 under Title number NK300650.

**PLANNING:** The property is within the jurisdiction of the Broads Authority, to whom interested parties are advised to make their own enquiries in respect of any planning and development opportunities for the property.

**OVERAGE:** The land is offered for sale subject to an Overage Clause for a period of 25 Years, where 25% of any increase in value will be due to the Vendor (or their Successor in Title) on the grant of any Planning Permissions for any non-agricultural development of the land.

**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. In particular the land benefits from a Right of Way at all times and for all purposes over the private track known as Burghwood Road subject to a proportionate payment towards the expense of keeping the track in repair.

**OUTGOINGS:** Internal Drainage Board Charges may apply.

### AUTHORITIES

Broads Authority – 01603 610734

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

**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.

**01603 250808**

Offices at Aylsham and Norwich  
[arnoldskkeys.com/agricultural](http://arnoldskkeys.com/agricultural)

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