



BARROW COMMON

Brancaster, Norfolk

BROWN & CO

BARROW COMMON

Brancaster, Norfolk

A Special North West Norfolk Place

INTRODUCTION AND LOCATION

Situated on top of the hill overlooking Brancaster Staithe and less than a mile from the sea, in North Norfolk's Coastal Area of Outstanding Natural Beauty, Barrow Common is a unique and stunning area of undulating, wooded heathland with wonderful, unparalleled panoramic views across the Staithe, over Scolt Head and out to The Wash.

The Common extends to approximately 82 acres (33 hectares) in a single parcel divided only by a minor country road and offers a broad range of opportunities, with a rich diversity of flora and fauna, very much a popular attraction for walkers and visitors from far and wide.

Grass, gorse and bracken primarily make up the ground cover, along with areas of indigenous mixed broadleaf woodland.

There are three formal public Rights of Way crossing the land, being a footpath and a Norfolk County Council (NCC) maintained unsurfaced road on the western half of the property and Common Lane itself, also NCC maintained, dividing the Common in two.

Marked on the Sale Plan close to the northern edge of the Common is a World War 2 Radar Station (approximately 77m² in area) constructed from concrete with steel doors and wired glass windows and just to its south east is a former air raid shelter, also constructed from concrete and secured with a steel barred door.

Hatched brown along the north western boundary of the property is a narrow tract of woodland not designated as part of the Common but included in the sale. Being just under an acre of predominantly broadleaf trees, forming in part a most attractive, peaceful wooded dell, it is enjoyed as part of the whole Barrow Common offering with a permissive path running through it.



THE COMMON

The vast majority of the property for sale is designated as Common Land and Registered as such with HM Land Registry (Common Unit Registry Number - CL159). Details of the Common Land Ownership and Rights are available from the Sellers' Agents.

The Common is thoroughly enjoyed by the public, for exercise, dog-walking, picnicking and bird-watching, as well as those simply wanting to experience the beauty and peace of North West Norfolk. Over the years the National Trust and Norfolk Wildlife Trust have been given permission to use the property for various activities including environmental and wildlife surveillance. There is an old and redundant quarry and a chalk pit on the Common with the rights for minerals to be won for the maintenance of roadways and hardstanding areas.

Barrow Common is also a Dark Sky Discovery Site.

A management committee is involved in overseeing the management and finances of the Common and there is a register of Common Rights Holders Individual Rights, with Estover and Turbary Rights and Stock Rights, including cattle, sheep, horses.

TENURE AND METHOD OF SALE

The Freehold of the property is available and is being offered for sale as a whole.

SPORTING

Sporting Rights will be retained by the Sellers.

IRRIGATION TEST BOREHOLE

There is a small test borehole situated near the southern entrance to the Common which is used to monitor water table levels. Rights of access to and maintenance of the borehole will be retained by the Sellers.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and other rights, Easements, Quasi-Easements and all Wayleaves, whether or not referred to in these Particulars.

VALUE ADDED TAX

The land has not been opted to tax and so VAT will not be payable by the Buyer in addition to the contract price.





DISPUTES

Should any disputes arise as to the boundaries or any matters relating to the Particulars, or the interpretation thereof, the matter will be referred to an Arbitrator to be appointed by the Sellers' Agents.

PLANS AND AREAS

These have been prepared as carefully as possible and are based on Ordnance Survey plans and Land Registry data. The Sale Plan is published for illustrative purposes only and although believed to be correct, its accuracy is not guaranteed.

VIEWING

Viewing is available during daylight hours and it is recommended that any planned viewings are organised with the Sellers' Agents.

HEALTH AND SAFETY

Viewers should be careful and vigilant whilst on the property. Neither the Sellers nor the Sellers' Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.

SELLERS' AGENTS

Jim Major and Rowley Barclay
Brown & Co
Market Chambers, 25-26 Tuesday Market Place, King's Lynn
Norfolk, PE30 1JJ
Tel: 01553 778062

Email: jim.major@brown-co.com or rowley.barclay@brown-co.com

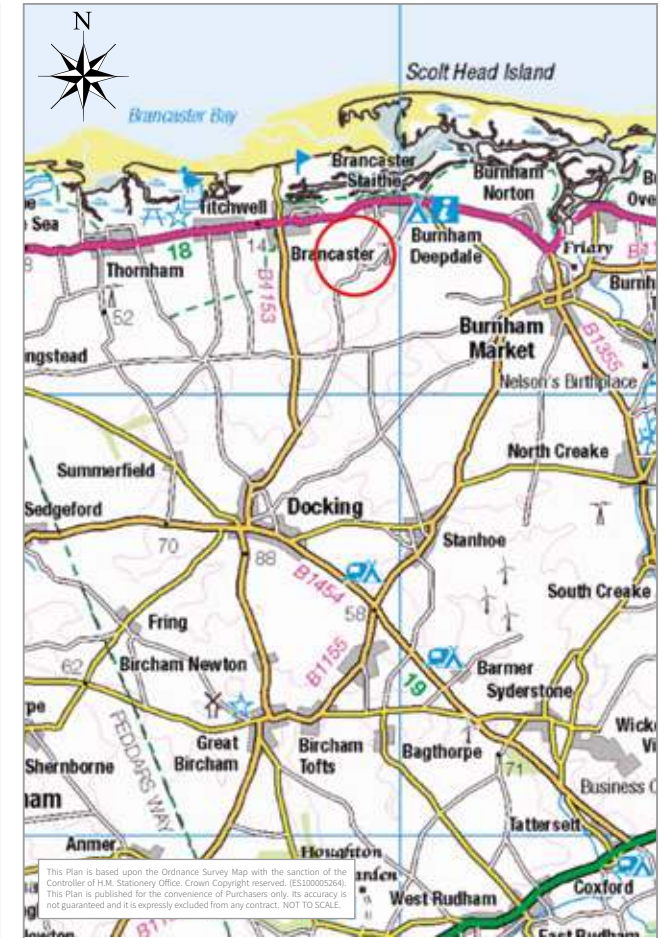
SELLERS' SOLICITORS

Fraser Dawbarns Solicitors
7 Bartholemew's Walk, Ely, Cambridgeshire, CB7 4EA



Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk PE30 1JJ
01553 770771 | kingslynn@brown-co.com

BROWN & CO



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in June 2020.

Market Chambers, 25-26 Tuesday Market Place, Kings Lynn, Norfolk PE30 1JJ
 01553 770771 | kingslynn@brown-co.com

