

Cruso & Wilkin

FOR SALE

Woodland adjacent to Fakenham Road, Gressenhall

NR20 4BT



**An Area of Amenity Woodland Extending to 0.15 hectares
(0.37 acres) (STMS)**

Offers invited in Excess of £10,000
(Subject to Contract)

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Description:

A parcel of amenity woodland extending in all to approximately 0.15 hectares (0.37 acres) (STMS) presents an exceptional opportunity to acquire an area of hardwood.

Location, Situation & Directions:

The land is situated on Fakenham Road, Gressenhall, Dereham, Norfolk.

Nearest Postcode: NR20 4BT

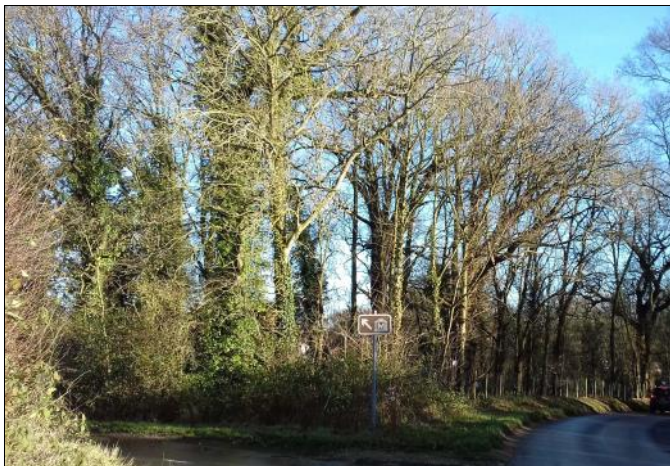
What 3 words: trapdoor.privately.master

The village of Gressenhall is known for its picturesque rural setting and historical significance. Gressenhall is situated approximately 18 miles west of the city of Norwich, 6 miles north of Dereham and 14 miles east of Swaffham.

From Gressenhall village head east on Litcham Road for approximately 0.8 miles and the woodland is situated directly ahead of you before the junction.

Access:

The land can be accessed from Litcham Road and adjoins the public highway known as the B1146.

**Terms of Sale:**

The land is initially offered for sale by Private Treaty. The Vendor and their Agent reserve the right to invite best and final offers within a predetermined timescale and/or offer the property for sale by private auction.

Tenure & Possession:

The site is offered freehold with the benefit of vacant possession upon completion.

Sporting, Timber & Mineral Rights:

These rights insofar as they are relevant and owned are included in the freehold subject to statutory exclusion.

Services:

Potential Purchasers should make their own enquiries with the relevant Authorities regarding the provision of services to the site.

**Nitrate Vulnerable Zones:**

The land offered for sale is within the Nitrate Vulnerable Zone 'Wendling Beck'.

Value Added Tax:

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchaser in addition to the contract price.

Basic Payment Scheme (BPS):

The land is not registered for the Basic Payment Scheme.

Environmental Schemes:

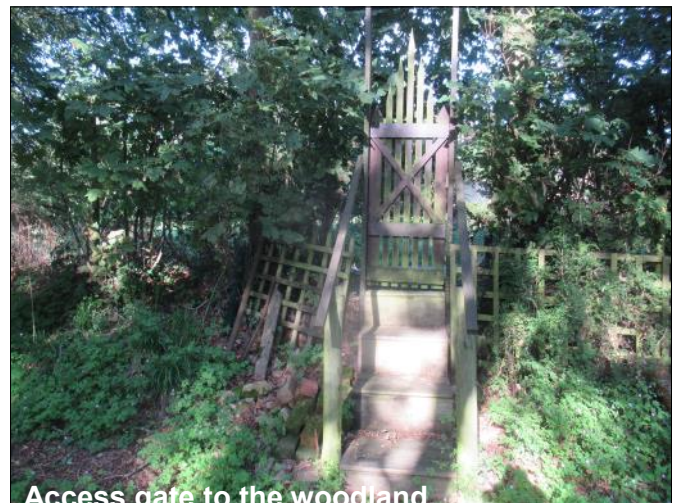
The land is not entered into any schemes.

Viewing:

Strictly by prior appointment with the Vendor's Agent, Cruso & Wilkin, tel. 01553 691691. All viewings to be conducted during daylight hours only, on foot, with a copy of these particulars in hand.

Particulars Prepared: August 2023

Photographs Prepared: 2023



Access gate to the woodland.

Wayleaves, Easements & Rights of Way:

The property is offered, subject to and with the benefit of all existing rights of way whether public or private light support drainage or water electricity supplies and other rights and obligations easements quasi-easements and restrictive covenants and all existing and proposed wayleaves, poles, masts, pylons, stays, cables, drains, water, gas and other pipes whether referred to herein or not.

Town & Country Planning:

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution which may be or may come into force. The Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

Boundaries, Plans, Areas Schedules & Disputes:

The Purchasers will be deemed to have full knowledge of the boundaries and areas and any mistake or error shall not annul the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries or any points arise on the general remarks, stipulations, particulars, schedule, plan or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

Local Authorities:

Gressenhall Parish Council, 5 East View Crescent Dereham, NR20 5TD. Tel: 01328 701007

Breckland District Council, Elizabeth House, Walpole Loke, Dereham, Norfolk, NR19 1EE. Tel 01362 656870

Measurements and Other Information:

All measurements are approximate and areas are based on the Land Registry parcels. Whilst 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.

Health & Safety:

Prospective Purchasers view the property entirely at their own risk. We politely request that due to Health and Safety reasons, children and pets are not taken to view the property.

Money Laundering Regulations

In accordance with the Money Laundering Regulations 2017, intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale. This is a legal requirement.



IMPORTANT NOTICES:

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso and Wilkin, their joint Agents or the Vendors or Lessors 1. These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of Consumer Protection from Unfair Trading Regulations 2008) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars). 3. No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

