



Chequers Lane, South Lopham - IP22 2JW



Chequers Lane

South Lopham

For sale by SEALED BIDS IN WRITING
DELIVERED to the Diss Office either by email - steve@starkingsandwatson.co.uk or post - 2 Carmel Works, Park Road, Diss, IP22 4AS. The land at South Lopham (off Chequers Lane) a private lane leading off Redgrave Road, comprises two parcels of agricultural land extending to approximately 9.49 acres (3.84 ha) in total.

Council Tax band: F

Tenure: Freehold

- Arable Farmland/Amenity Land
- Sealed Bids In Writing or Email to Diss Branch
- Approx 9.5 Acres (stms) Split Into Two Lots
- Direct Frontage Onto Redgrave Road
- Excellent Rural Position
- Easy Access To Diss, Bury & Thetford



South Lopham is a hugely popular, but quiet location, with a nearby public house called 'The White Horse' which provides food and live music. With all further amenities only a short commute away to North Lopham, with its own well-regarded Primary School and Public House. Nearby Diss offers excellent amenities including schools, health facilities, sports facilities, regular bus service and main line railway station to London (Liverpool Street). Norwich, Ipswich and Bury St Edmunds are all about 22 miles distant.

IN SUMMARY

The land at South Lopham (off Chequers Lane) a private lane leading off Redgrave Road, comprises two parcels of agricultural land extending to approximately 9.49 acres (3.84 ha) in total.

Method of Sale - We are instructed to offer the land for sale by private treaty, inviting offers in writing as instructed above for both lots with the intention of achieving exchange of contracts as soon as possible, with completion by agreement. The vendors solicitors are - Ashtons Legal, Fornham Business Court, The Long Barn, Fornham St Martin, Bury St Edmunds, Suffolk IP31 1SL.



Location - The land is situated to the south of the small village of South Lopham on Chequers Lane just off the Redgrave Road. South Lopham lies approximately 5 miles to the west of the Norfolk market town of Diss.

Description - In total the land extends to 9.49 acres (3.84 ha) and has direct road frontage to the B1113 Redgrave Road. Access to the land can be taken off the private track, Chequers Lane. The land provides a good opportunity to purchase two parcels of land as shown (as a guide) on the map imagery outlined in red. Both parcels of land are registered with the land registry under title numbers NK 106251 & NK 345002. The title map for the main parcel of land is also included within the imagery. Lot 1 extends to approximately 7.83 Acres (stms) and Lot 2 extends to approximately 1.63 Acres (stms).

Lot 1 is currently uncropped and has been fallow for a number of years. Lot 2 is a rectangular parcel of fallow land and was in arable rotation a number of years ago. It is suitable for ongoing arable farming or amenity use subject to planning. There will be a restriction on erecting a fence within 2m of the edge of Chequers Lane.

Services - There are currently no services connected to the land.

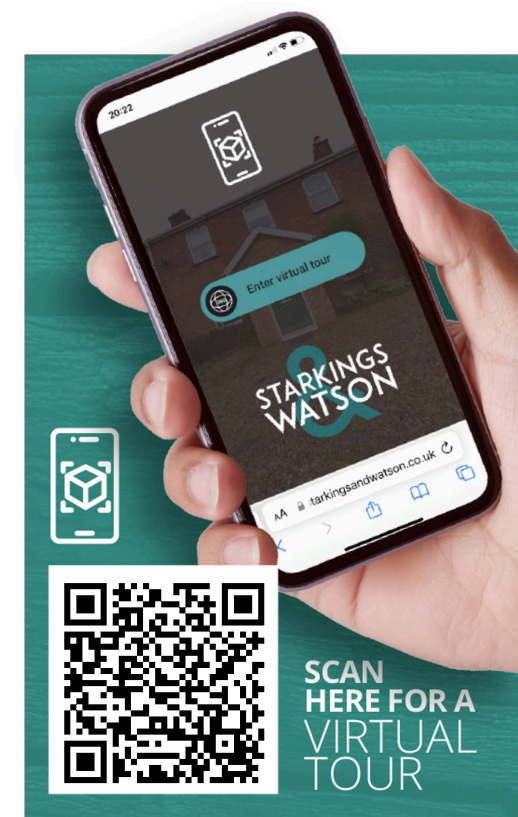
All plans and maps are shown as used as guidance only and should not be relied upon. A purchaser should make their own enquires and satisfy themselves before proceeding.

Buyers are advised there will be an overage agreement attached to the land following a sale with a 30% uplift in value payable to the vendors for a period of 30 years for any non-agricultural, non-horticultural or non private equestrian use which will become payable upon the grant of planning permission.

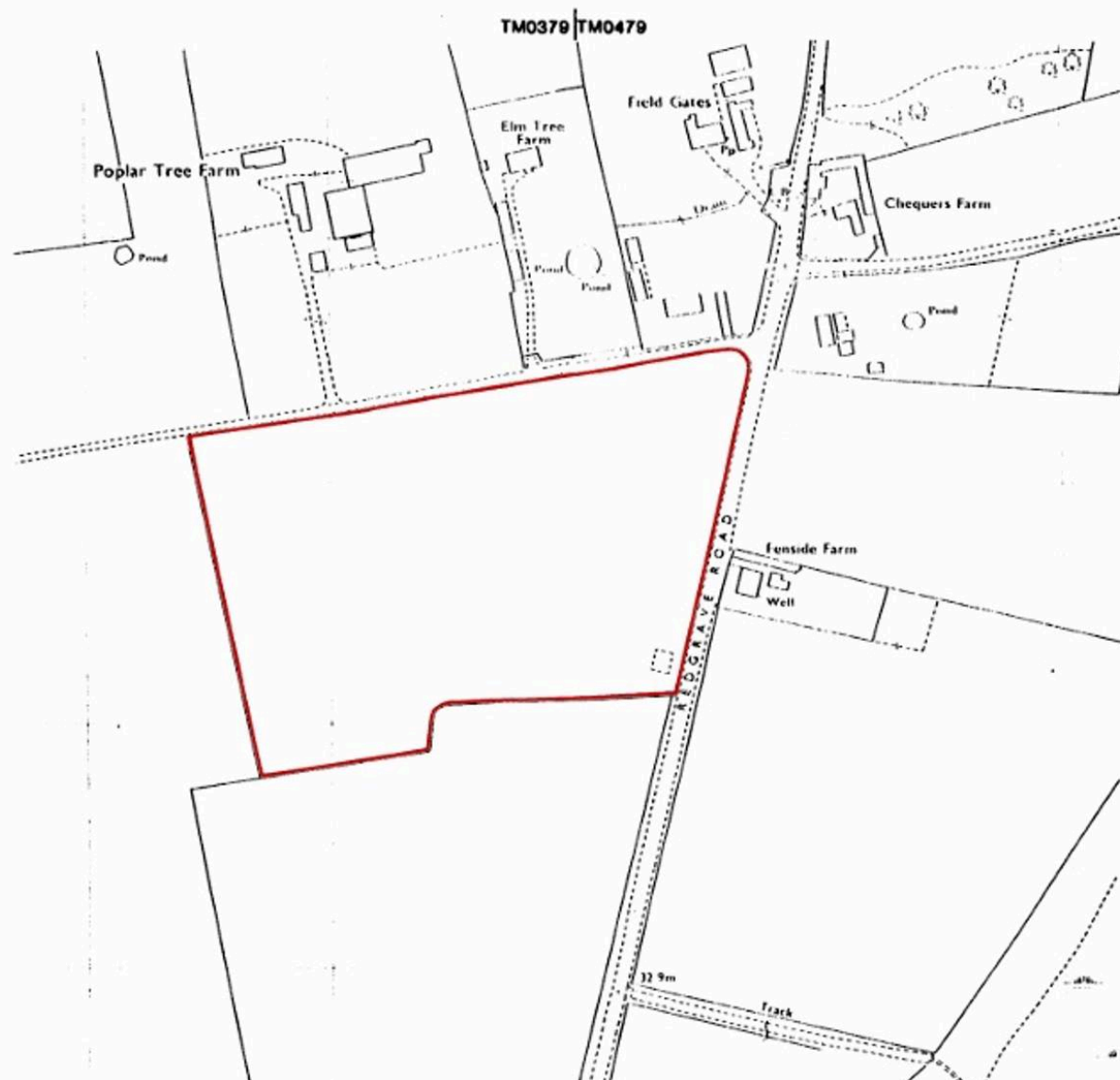
FIND US

Postcode : IP22 2JW

What3Words : ///zealous.poppy.gambles



H.M. LAND REGISTRY		TITLE NUMBER
		NK 106251
ORDNANCE SURVEY PLAN REFERENCE	TM0379 TM0479	Scale 1/2500
COUNTY NORFOLK	DISTRICT BRECKLAND	© Crown copyright





Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.