

90.33 ACRES (36.55 HA) OF MARSHES AT BURGH ST PETER
BECCLES, SUFFOLK, NR34 0AD

DURRANTS
SINCE 1853



MARSHES AT BURGH ST PETER

NEAR BECCLES, SUFFOLK, NR34 0AD

Guide Price £450,000

Great Yarmouth 13 miles, Beccles 7 miles

SITUATION

The marshes are located to the north east of Burgh St Peter with furthers marshes surrounding and access to Burgh Road to the south.

DESCRIPTION

The property comprises a series of marshland enclosures with access via a right of way shown shaded blue on the plan attached hereto. The property also benefits from good sized holding and sorting pens adjacent to the entrance.

TENURE

Freehold with vacant possession. The land is registered under 3 different titles, namely NK301225, NK187278 and NK196117.

METHOD OF SALE

By private treaty. Exchange 4 weeks from receipt of the contract by the purchasers solicitor and completion up to 4 weeks thereafter.

ENVIRONMENTAL STEWARDSHIP

The land is entered into an Environment Stewardship Scheme. GS10 Management of wet grassland for wintering waders and wildfowl or GS9 Management of wet grassland for breeding waders and WT3 Management of ditches of high environmental value. The expiry date of the agreement is 30th April 2028.

SOIL TYPE AND LAND GRADE

The Soil is described as being Newchurch 2, a deep stoneless mainly calcareous clayey soil.

The land is listed as being Grade 3 on the Agricultural Land Classification Map.

OUTGOINGS

The land falls within the Waveney, Lower Yare and Lothingland Internal Drainage Board. This is a pumped level. Current drainage charge based on 0.70p/RV£

SCHEDULE OF AREAS

TM No	NG No	Description	Total Area (ha)	Total Area (ac)
4894	8763	Marsh	14.12	34.90
4894	6339	Marsh	12.43	30.71
4894	7318	Marsh	5.54	13.69
4893	7189	Marsh	4.19	10.35
-	-	Dykes etc	0.27	0.68
		Total	36.55	90.33



SERVICES

None are connected

SPORTING TIMBER AND MINERALS

Included in the sale;

1. Standing timber and minerals subject to the usual statutory limitations.
2. All sporting rights. This includes the fishing rights where bordering the Waveney River.

VAT

The sellers have not elected to charge VAT on the sale of the land.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not and in particular:

- Access to the property is over a stoned roadway shared with others from the adopted road frontage road Burgh Road.
- Various dykes, culverts etc are subject to Internal Drainage Board maintenance.

Further Details are held at the Agents Harleston office.

INGOING VALUATION

There is no ingoing valuation.

USEFUL CONTACTS DETAILS

DEFRA, Block B, Government Buildings, Brooklands Avenue, Cambridge, CB23 2DR. Tel: 01223 462727

Natural England, Natural England, Eastbrook, Shaftesbury Road, Cambridge, CB2 8DR. Tel: 0300 060 3787

Environments Agency Icen Office, Cobham Road, Ipswich, Suffolk, IP3 9JE. Tel: 01473 727712

VIEWING

Those experienced in agriculture can view at any time during daylight hours with the particulars in hand. Those outside of the industry should make arrangements for accompanied viewing.

CONTACT DETAILS

Nicholas Rudge;
Durrants 10 New Market Beccles NR34 9HA
Tel: 01502 470427

Email: nicholas.rudge@durrants.com

DIRECTIONS

From Beccles head west along the A146 Norwich, at the Gillingham Services roundabout take the 3rd exit onto the A143 Yarmouth Road. After about 1 mile turn right onto Hollow Way Hill leading into Beccles Road, continue for approximately 2.5 miles then turn left onto Pit Road. At the T junction turn right onto Burgh Road. The access to the marshes will be found on the left hand side after about 1.1 miles (located immediately after Hall Farm).

IMPORTANT NOTICE

Durrants and their clients give notice that: -

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

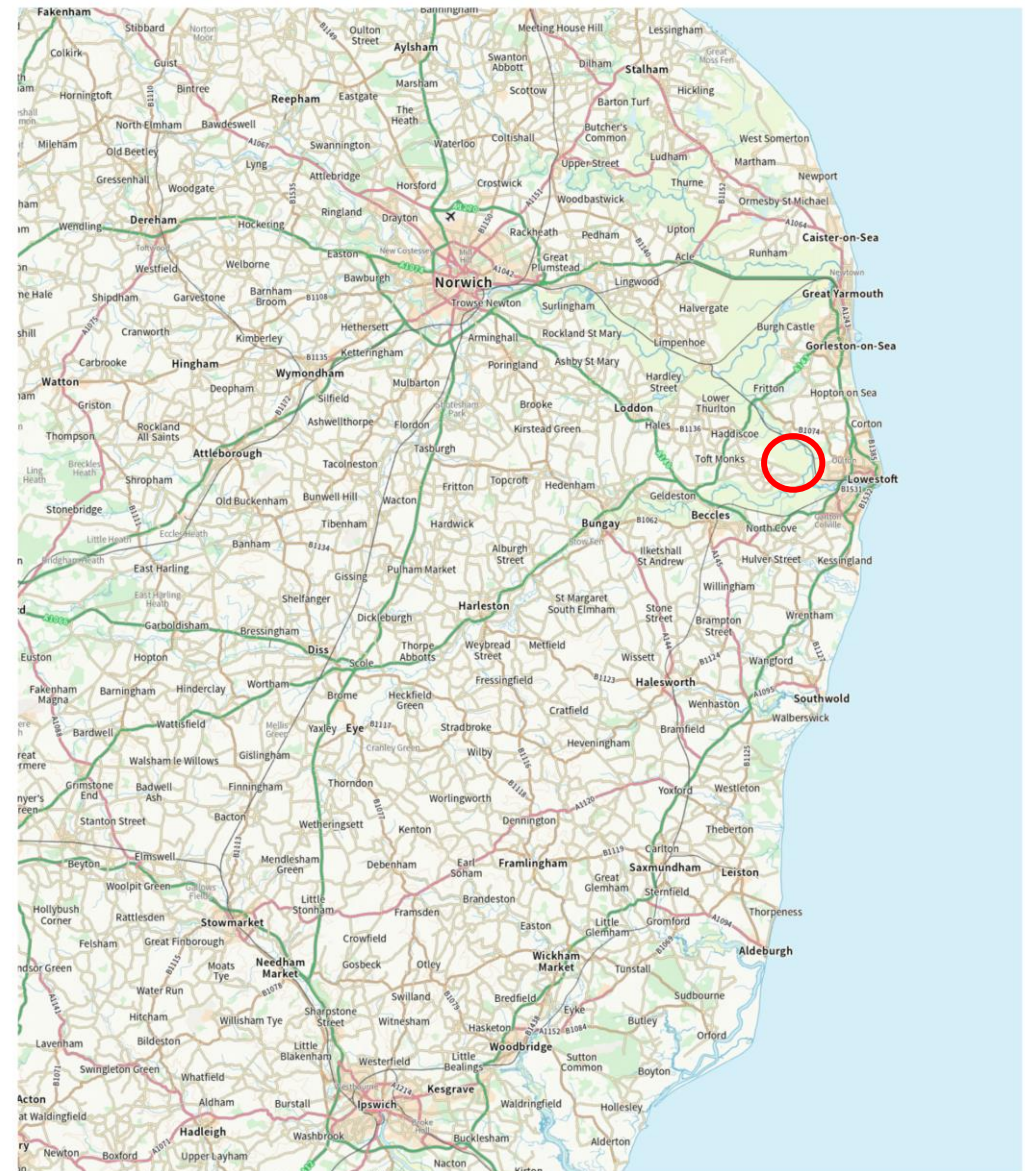
The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

HEALTH AND SAFETY

Given the potential hazards of a working farm we would ask you to be as vigilant as possible when making an inspection for your own safety.





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