

**29.15HA (72.04 ACRES) OF LAND
PLANNING PERMISSION GRANTED FOR TWO LIVESTOCK BUILDINGS
AND TWO STOREY DWELLING
AT NORWICH ROAD, LITTLE PLUMSTEAD NR13 5JG**

DURRANTS
SINCE 1853



29.15 HA (72.04 ACRES) OF LAND, PLANNING PERMISSION GRANTED FOR LIVESTOCK BUILDINGS AND TWO STOREY DWELLING

SITUATION

The property is located to the north of the Norwich Road within the village of Little Plumstead.

DESCRIPTION

The property comprises a block of arable farmland extending to 26.90ha (66.48ac) together with an adjoining treebelt to the west 2.25ha (5.56 acres).

Planning Permission has been granted by Broadland District Council Ref 2023/2414, 2023/2650, 2023/2510 for the erection of two livestock buildings together with a managers two storey dwelling. The planning permission is available from the Agents.

The property is for sale as a whole or can be subdivided should buyers be interested in smaller areas.

TENURE

Freehold with vacant possession.

METHOD OF SALE

The land will be sold by private treaty as a whole. Exchange of contracts to take place within 21 days of receipt by the buyers solicitors of the draft contract. Completion to take place after harvest.

ENVIRONMENTAL STEWARDSHIP

None.

SOIL TYPE AND LAND GRADE

The soil is described as being Wick series loamy sandy soil, suitable for growing cereals, sugar beet and grass.

The land is listed as being Grade 2 on the Agricultural Land Classification Map.

OUTGOINGS

The general drainage charge is payable to the Environment Agency in respect of the arable farmland.

SERVICES

None.

UPLIFT CLAUSE

None.

SCHEDULE OF AREAS

Sheet ID	Parcel ID	Description	Total Area (ha)	Total Area (ac)
TG2912	9545	Arable	26.90	66.48
		Wood	2.25	5.56
	Total		29.15	72.04

CROPPING HISTORY

Parcel ID	2024	2023	2022
9545	W. Barley	W.OSR	W. Barley

BASIC PAYMENT SCHEME

The delinked reference amount will be retained by the vendor.

VAT

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

SPORTING TIMBER AND MINERALS

Included in the sale;

1. Standing timber and minerals subject to the usual statutory limitations.
2. All sporting rights.

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:

- There are electricity cables which cross the land with associated poles.
- A right of way will be granted over the frontage apron as marked blue on the sale plan.

DIRECTIONS

From the A1270 junction at Thorpe End head East towards Little Plumstead bearing right at the next roundabout and then continue for 1.2km on Norwich Road and the land is to be found on the left hand side.

What three words \\renew.closet.leap

INGOING VALUATION

There will be 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

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

VIEWING

At any reasonable time by prior notification to the Agent with a copy of the sale particulars to hand.

CONTACT DETAILS

Richard Prentice
Durrants, Pump Hill House, 2b Market Hill, Diss, Norfolk, IP22 4JZ
Tel: 01379646602
Email: richard.prentice@durrants.com

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.

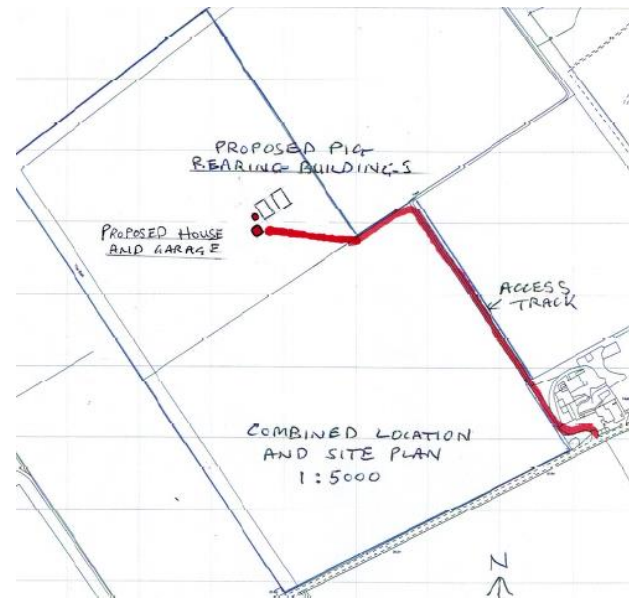
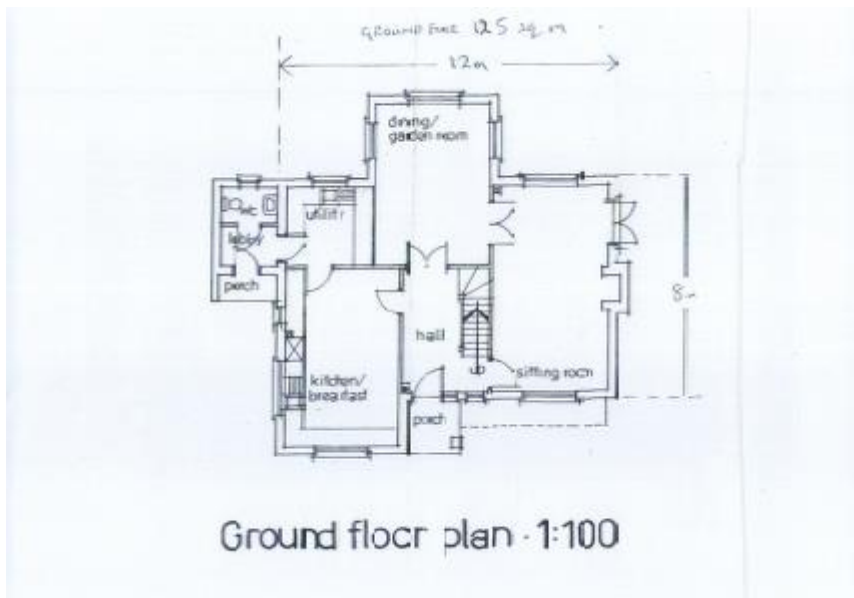
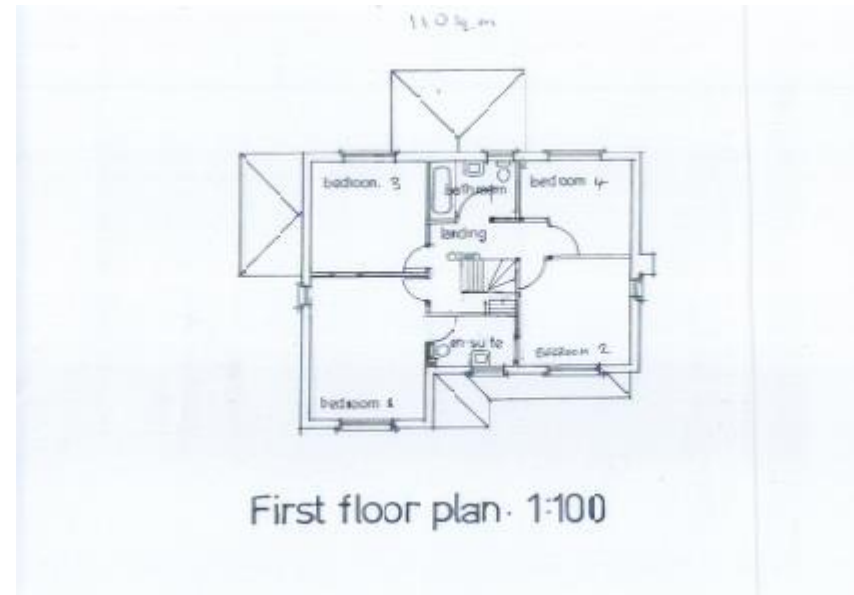
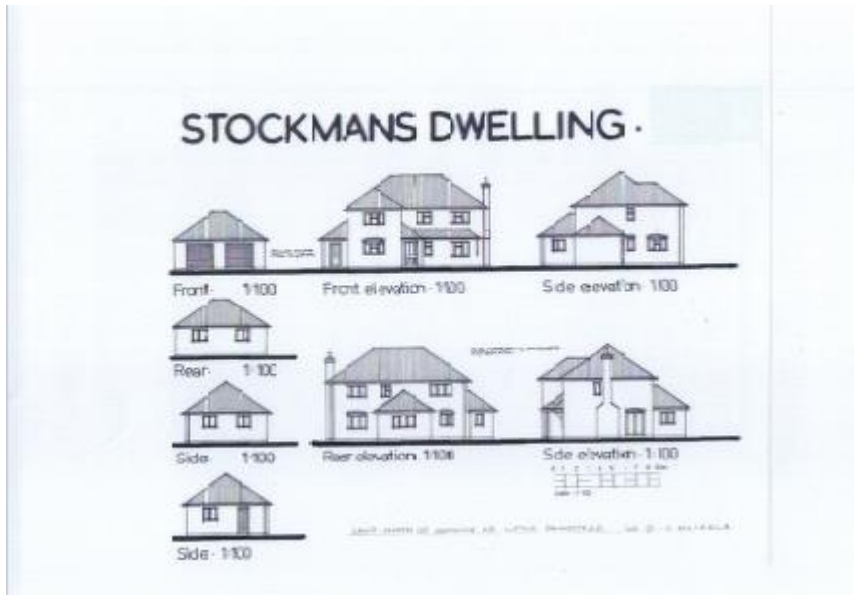
HEALTH AND SAFETY

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.





PROPOSED PLANNING DRAWINGS



DURRANTS

SINCE 1853

BECCLES
01502 712122

10 New Market
Beccles
Suffolk
NR34 9HA

DISS
01379 642233

Pump Hill House
2b Market Hill
Diss, Norfolk
IP22 4WH

HARLESTON
01379 852217

32-34 Thoroughfare
Harleston
Norfolk
IP20 9AU

SOUTHWOLD
01502 723292

98 High Street
Southwold
Suffolk
IP18 6DP

HALESWORTH
01986 872553

12 Thoroughfare
Halesworth
Suffolk
IP19 8AH

AUCTION ROOMS
01502 713490

The Old School House
Peddars Lane
Beccles, Suffolk
NR34 9UE

MAYFAIR
0870 112 7099

Cashel House
15 Thayer Street
London
W1U 3JT