



21.7 Acres (approx.) of Agricultural Land

Off the Swanton Road, Elsing, Norfolk.

Offers in excess of £200,000

BROWN & CO

LOCATION

The land is located just to the west of the village of Elsing and its main access is off the Swanton Road. The village of Elsing lies, approximately 5 miles north east of the town of East Dereham and 12 miles west of the City of Norwich.

This pleasant little village has a church, village hall and a small, yet popular café. Local services are available in the nearby village of Swanton Morley (2.5 miles) including bus services, shops, garages and a doctors surgery.

Norwich, the Cathedral City and regional centre of Norfolk offers extensive shopping, cultural and leisure facilities as well as a number of independent schools.

WHAT3WORDS

///flocking.door.composes

DESCRIPTION

A single block of grade 3 arable land with potential for a number of uses (subject to planning) and biodiversity opportunities. The land is currently in an environmental scheme growing wild bird seed mix. The land extends to approximately 21.7 Acres (subject to measured survey) and is reached off the Swanton Road just outside the village of Elsing. This arable field lies about 500 yards south of the River Wensum although it is not at risk from flooding. There is a green lane around the northern boundary.

TENURE AND POSSESSION

The Freehold is for sale with Vacant Possession available from 11th October 2024.

SERVICES

No services are connected to the land.

SPORTING RIGHTS, MINERALS & TIMBER

The sporting rights, mineral rights and timber rights are included with the freehold as far as they are owned by the seller.

OUTGOINGS

TBC

EASEMENTS, WAYLEAVES & 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 all other rights, Easements, Quasi-Easements and all Wayleaves, whether or not they are referred to in these Particulars.

PLANS, AREAS, SCHEDULES

These have been prepared as carefully as possible and are based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VALUE ADDED TAX

Should the sale of the property or any right attached become a chargeable supply for the purpose of VAT, such Tax shall be payable by the buyer (s) in addition to the contract price.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or Particulars of sale, schedules, plans or interpretation of any of them, the matter shall be

referred to and Arbitrator to be appointed by the Selling Agent. The Buyer (s) shall be deemed to have full knowledge of all boundaries and neither the Seller nor Selling Agents will be responsible for defining boundaries or the ownership thereof.

METHOD OF SALE

For Sale by Private Treaty as a whole.

The land is being sold subject to an Overage Agreement. Details available on request.

VIEWING

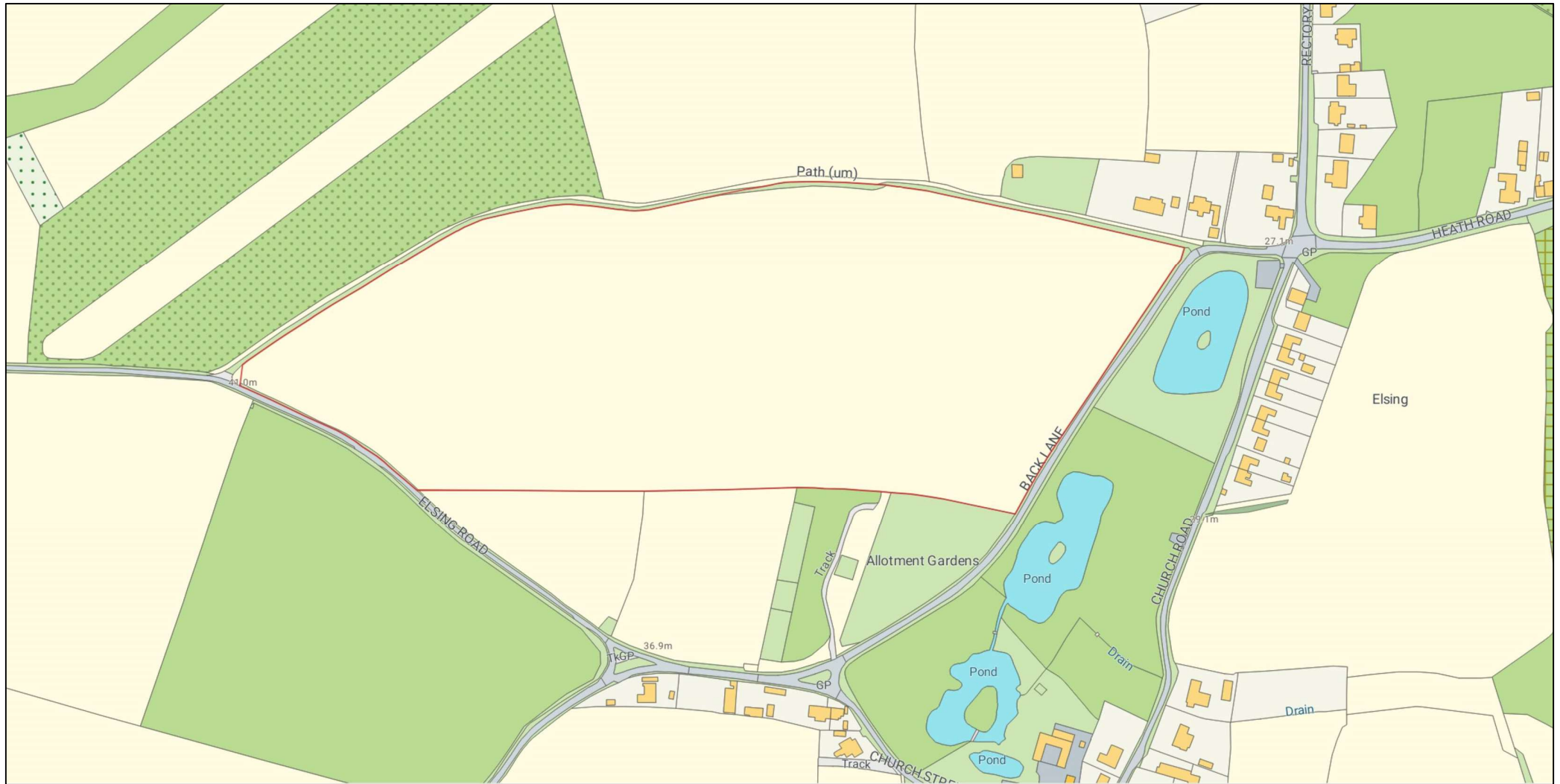
Viewing is permitted during reasonable daylight hours with a set of these particulars in hand, having previously contacted the Selling Agents.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyer (s) will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

AGENTS

Please contact Henry Cockerton or Tom Cator on 01263 713143.



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.

1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

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