



Amenity Land

A single parcel of grazing and woodland surrounded by water extending in all to 1.82 Ha (4.50 Ac)

Berry Hall Road | Barton Turf | Norwich | Norfolk | NR12 8BD

For Sale by Private Treaty

DESCRIPTION

A single parcel of amenity land comprising grazing and mixed woodland surrounded by a body of standing water in a rural location on the fringe of Pennygate and Barton Turf.

The land extends in all to approximately 1.82 hectares (4.50 acres) as shown outlined red on the sale plan.

The area of grazing comprises traditional, low lying meadow grass which extends to approximately 0.63Ha (1.56 acres) which is stock fenced and accessed through a gate. The woodland comprises a mix of Silver Birch, Oak, Willow, Alder, Ash, Field Maple and Holly with a mixed understorey of bracken and grasses.

The water surrounds the majority of the perimeter and extends to approximately 0.58Ha (1.43 acres).

This is an excellent opportunity to acquire a small parcel of amenity land for private recreational use which can also be used for continued grazing, enjoyment of the woodland area and enhancement of the water which may offer opportunities for fishing.

LOCATION

The land is located to the north east of the hamlet of Pennygate and north west of the rural village of Barton Turf. The Broads villages of Hoveton & Wroxham are approximately 5.50 miles to the south west. The City of Norwich is approximately 14 miles to the south west.

DIRECTIONS

From Hoveton & Wroxham head north east towards Stalham on the A1151 for approximately 4.0 miles. Turn right onto Smallburgh Road signposted for Irstead, Neatishead and Barton Turf – follow this road for 0.6 miles. Turn right onto Mill Road for 300 yards and follow the road round to the left onto Pennygate Lane for another 200 yards. Keep left onto Berry Hall Road for a further 300 yards and the land will be found on your left. There is a space to park off the road in front of the gate.

The land will be marked by an Arnolds Keys “For Sale” board.

Nearest postcode: NR12 8BD

What3Words: ///mailers.cars.lecturing

GENERAL REMARKS AND STIPULATIONS

VIEWING

Viewing is at your own risk. Please note there are sheep grazing the land so please ensure the gate remains closed. Be careful and vigilant when making an inspection for your own personal safety. Neither the vendors or the agents accept any liability.

Important Notice These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated June 2026; Particulars dated June 2026.

METHOD OF SALE

The property is offered for sale as a whole, by Private Treaty with a **guide price of £60,000.**

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

MINERALS, TIMBER AND SPORTING RIGHTS

In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

LAND REGISTRY

The land is not currently registered with the Land Registry.

PLANNING

The property is within the jurisdiction of North Norfolk District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not.

AUTHORITIES

North Norfolk District Council – 01263 513811

Norfolk County Council – 0344 800 8020

VAT

No VAT will be charged on the sale of the land.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations we are required to check the identity of the successful purchaser(s).

PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

DISPUTES

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

01603 250808

Offices at Aylsham and Norwich

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