

4.73AC (1.92HA) LAND
OFF THE LOW ROAD, WORTWELL

For Sale : Amenity Marsh

DURRANTS
SINCE 1853

4.73AC (1.92HA) LAND

OFF THE LOW ROAD, WORTWELL

Guide Price : £40,000

Method of Sale : Private Treaty

DESCRIPTION

The property extends to 4.73ac (1.92ha) in total comprising of three enclosures of grass.

Access is provided in part via a Right of Way across the track leading from Low Road.

LOCATION/DIRECTIONS

The land is located close to the village of Wortwell between the towns of Harleston and Bungay.

From the village of Wortwell travel west along the Low Road for approximately 0.6 miles. The access track to the land will be found on your left, marked with a For Sale Board. Follow the access track for approximately 200m. The land is situated on the left-hand side, marked with a second For Sale Board.



TENURE

Freehold with vacant possession.

VAT

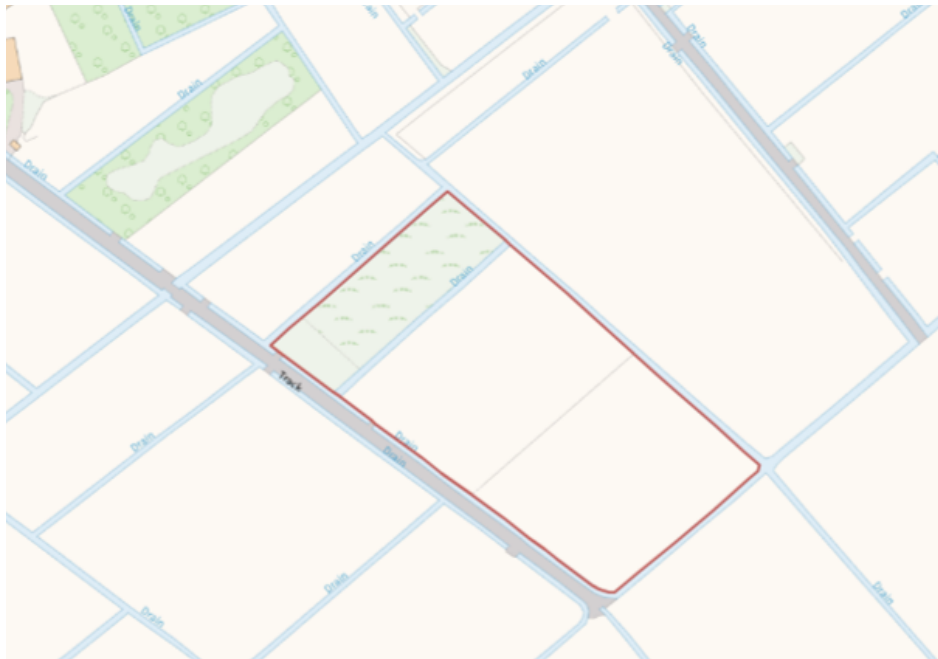
The Sellers have elected not to charge VAT on the sale of the land.

EXCHANGE OF CONTRACTS

Exchange of contracts to take place within 4 weeks of receipt by the buyers' solicitors of the draft contract. Completion to take place up to 4 weeks thereafter.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not entered into any Environmental Stewardship Agreements.



SERVICES

None are connected.

SPORTING RIGHTS, TIMBER AND MINERALS

Included in the sale.

Standing timber and minerals subject to the usual statutory limitations.

All sporting rights are included within the sale.

WAYLEAVES, EASEMENTS, 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.

In particular, the land benefits from a right of access. The right of access benefits both pedestrians and vehicles.

SOIL TYPE AND LAND GRADE

The soil is shown as Soilscape 27 being a fen peat soil. Primarily grassland, fen and some arable.

The land is listed as being Grade 3 on the East Region, 1:250 000 Series Agricultural Land Classification map.

What3words

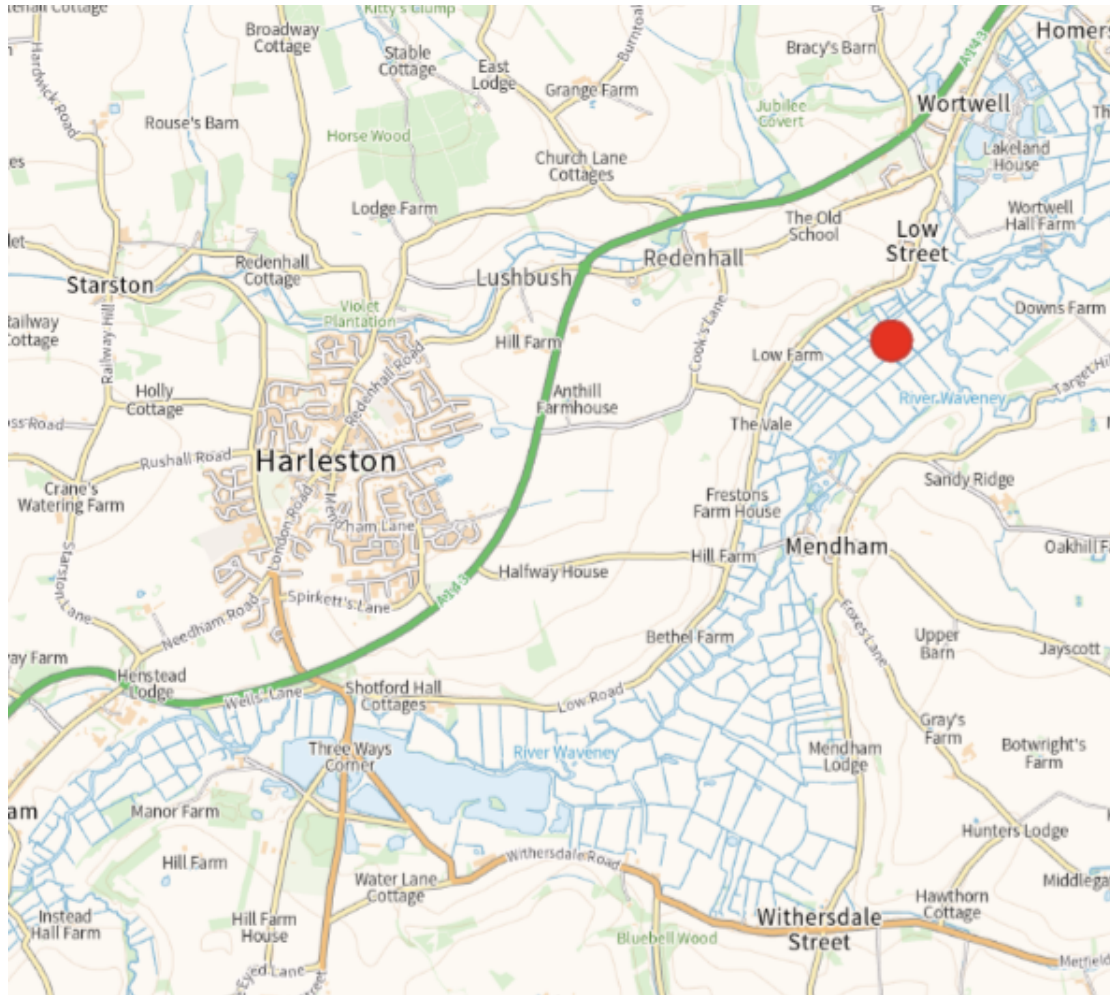
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VIEWING

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

HEALTH AND SAFETY

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



CONTACT US

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IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.