

9.44 ACRES (3.82 HECTARES) OF LAND
COOKES ROAD, BERGH APTON, NORFOLK

DURRANTS
SINCE 1853



LAND AT BERGH APTON

SITUATION

The property is located to the west of Bergh Apton village approximately 4 miles from the market town of Loddon.

DESCRIPTION

The property extends to 9.44ac (3.82ha) being a parcel of amenity woodland interspersed with areas of permanent grass and scrub. The land has direct frontage onto Cookes Road and Dodgers Lane with two access gateways directly from the adopted highway. There is a third access onto Dodgers Lane which is currently unused.

The boundaries are predominantly open with native hedgerow and trees. There is some historic fencing along the north boundary adjacent to Cookes Road.

The land has two ponds with the larger of the two being located to the north and smaller pond in the centre of the land parcel.

TENURE

Freehold.

METHOD OF SALE

The land will be sold by Private Treaty.

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.

GUIDE PRICE

As a whole – 9.44ac (3.82ha) - Offers in Excess of £145,000

VAT

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

FOR SALE AS A WHOLE OR IN TWO SEPARATE LOTS

Norwich 8 miles, Loddon 4 miles, Beccles 11 miles

ENVIRONMENTAL STEWARDSHIP

The land is not entered into any Environmental Scheme.

SOIL TYPE AND LAND GRADE

The soil is shown as Soilscape 8 being a loamy and clayey soil with some impeded drainage.

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

SERVICES

None are connected.



OVERAGE CLAUSE

The land is sold subject to an overage agreement which will be for a term of 21 years with 50% of any uplift in value attributable to any planning permission being retained by the sellers.

BUILDINGS

None are included in the sale.

SCHEDULE OF AREAS

Field ID	Description	Total Area	Total Area
		(ha)	(ac)
TG31060119	Woodland/ grassland	3.82	9.44
Total		3.82	9.44

BASIC PAYMENT SCHEME

The delinked reference amount will be retained by the vendor.

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.

LOCAL AUTHORITY

Norfolk Country Council

County Hall, Martineau Lane, Norwich, NR1 2DH

South Norfolk Council

The Horizon Centre, Peachman Way, Broadland Business Park, Norwich, NR7 0WF.

SOLICITORS

Sprake and Kingsley Solicitors
16 Broad Street, Bungay NR35 1En
01986 891915
dsprake@sprakekingsley.co.uk

DIRECTIONS

From Loddon head northwest onto the A146, continue for 1.60 miles take the left onto Hall Road, continue for 0.60 miles onto Cooke's Road, continue for 0.90 miles. The land will be on the left.

What3words:

learning.certainty.waltz

VIEWING

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

CONTACT DETAILS

Felicity Thornett

Durrants, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU
Tel: 01379 646602

Email: felicity.thornett@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.

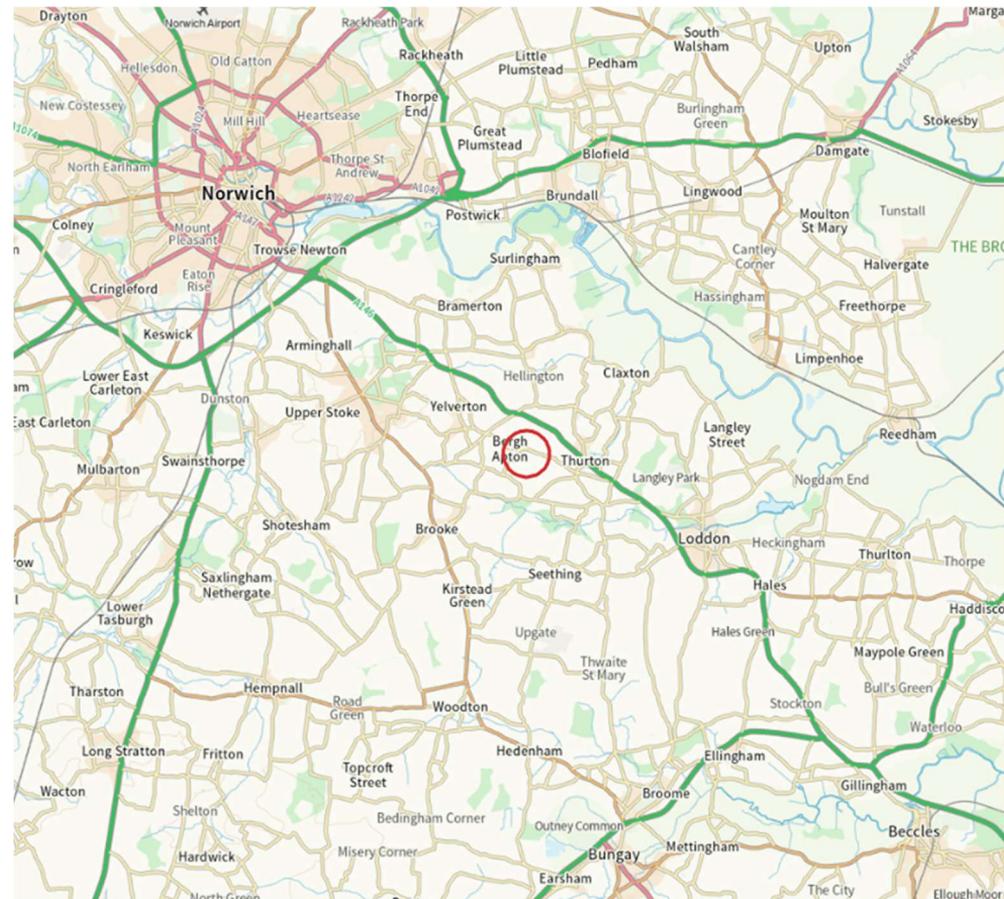
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

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

The land is uneven underfoot with significant overgrown foliage and some fallen trees.

Please be aware that there is open water on the property.



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
Caxton House
15 Thayer Street
London
W1U 3JT