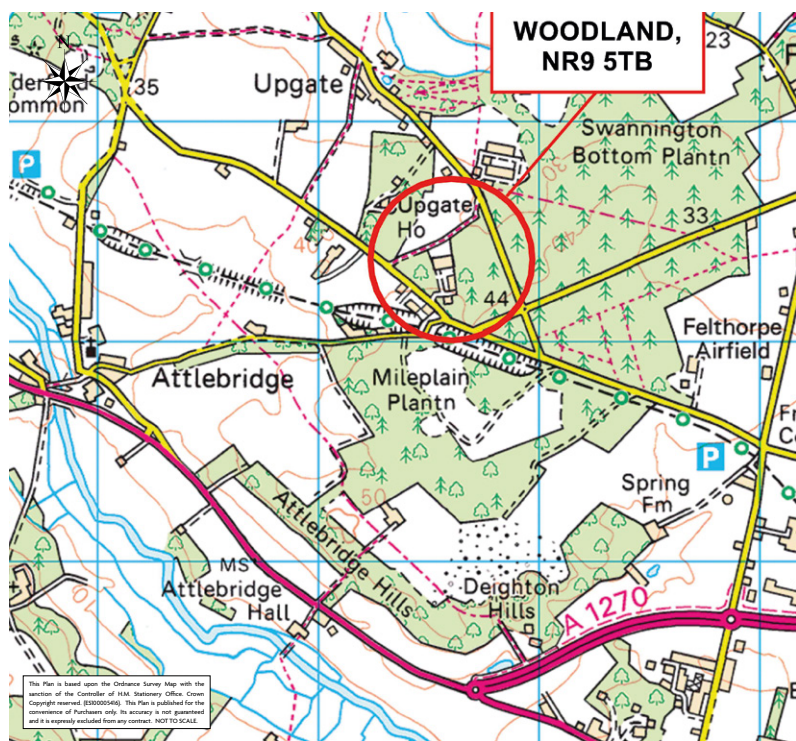
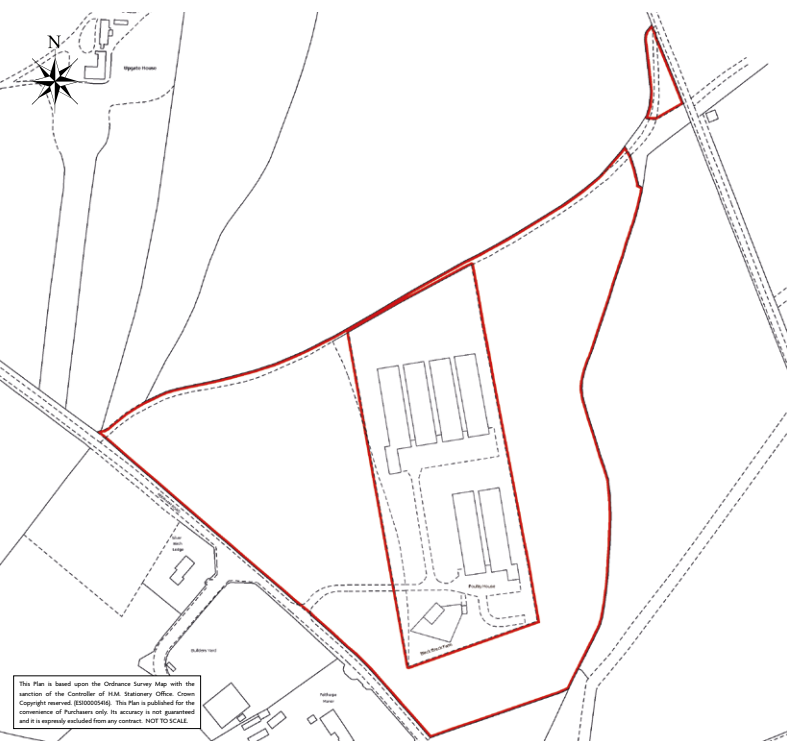




## Woodland

Two parcels of mixed woodland extending in all to 6.59 Ha (16.28 Ac)

Reepham Road | Swannington | Norwich | Norfolk | NR9 5TB

For Sale by Private Treaty

## DESCRIPTION

Two parcels of mixed woodland on the fringe of the village of Swannington and within easy reach of Norwich.

The woodland extends in all to approximately 6.59 hectares (16.28 acres) as shown outlined red on the sale plan.

The principal parcel surrounds a poultry farm known as Black Breck Farm and benefits from good vehicular access off the Reepham Road onto a shared concrete drive. A public footpath runs along the northern boundary of the land which forms part of the area for sale.

The woodland comprises a mix of species including Silver Birch, Oak, Maple, Horse Chestnut, Holly, Beech, Rowan, Spruce and Pine. There are some Rhododendron growing. Through the majority of the woodland there is a 'blanket' of bracken covering the understory.

The second parcel is much smaller and is accessed either on foot via the footpath or off the road leading to Upgate.

This is an excellent opportunity to acquire a small parcel of woodland for private use or for commercial management by exploring the value of the timber and opportunities for thinning and felling (subject to necessary permissions).

## LOCATION

The land is located approximately 1.7 miles to the south east of the village of Swannington and approximately 1.1 miles east of the village of Attlebridge. The suburb of Thorpe Marriott is approximately 3.0 miles to the south east. The centre of the City of Norwich is approximately 8.5 miles to the south east.

## DIRECTIONS

From Norwich get onto the A1270 Broadland Northway heading towards Fakenham. At the roundabout take the exit for Fir Covert Road N heading towards Felthorpe. At the end of Fir Covert Road turn left onto Reepham Road. Continue along Reepham Road for approximately 1.0 mile and the concrete entrance drive will be on your right with the name Black Breck Farm.

There is space to park off the concrete drive on the left so as to not block access for the poultry farm.

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

**Nearest postcode:** NR9 5TB

**What3Words:** ///alerting.joggers.drummers

The second small parcel is accessible either on foot via the footpath or by turning left out of the drive, taking the first left and then the next left onto 'Upgate' signposted for Swannington. Continue along the road for approximately 300 yards and the copse of trees will be immediately on your left.

**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 July 2026; Particulars dated August 2026.

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing is at your own risk. Be careful and vigilant when making an inspection for your own personal safety. Neither the vendors or the agents accept any liability.

### METHOD OF SALE

The property is offered for sale as a whole, by Private Treaty with a **guide price of £85,000.**

### 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 registered with the Land Registry under Title number NK359179.

### PLANNING

The property is within the jurisdiction of Broadland 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. In particular, Black Breck Poultry Farm has a right of way over the concrete drive off the Reepham Road.

### AUTHORITIES

Broadland District Council – 01603 431133

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

**Arnolds | Keys**  
Irelands Agricultural