



## Woodland / Amenity Land

A single parcel of woodland / amenity land extending to 2.25 Ha (5.56 Ac)

The Wilderness | Shortthorn Road | Stratton Strawless | Norfolk | NR10 5NX

For Sale by Private Treaty

## DESCRIPTION

A single parcel of woodland / amenity land in the village of Stratton Strawless which is offered for sale as a whole. The land extends in all to approximately 2.25 hectares (5.56 acres) as shown outlined red on the sale plan. The land parcel benefits from frontage onto the track known as 'The Wilderness'.

The land parcel is principally rectangular in shape with well-established boundaries. The trees comprise a mix of Silver Birch, Oak, Pine and Holly with a mixed understorey of bracken, grass and daffodils. There is a small pond.

The land would be well suited for a number of uses, subject to planning permission, such as an area of amenity woodland for personal enjoyment and recreational use. In addition, there may be opportunities for small scale forestry use.

## LOCATION

The land parcel is located in the village of Stratton Strawless. The village of Horsford is approximately 3.0 miles to the south and the market town of Aylsham is approximately 6 miles to the north. The City of Norwich is approximately 9 miles to the south east.

## DIRECTIONS

From Aylsham follow the A140 south towards Norwich for approximately 4.5 miles. Turn right onto Shorthorn Road. Follow Shorthorn Road for approximately 1.0 mile. Turn right onto a tarmac single track lane signposted 'The Wilderness'. Continue down the lane for approximately 200 yards and the land will be on your right. There is a space to park off the lane.

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

**Nearest postcode:** NR10 5NX

**What3Words:** ///reforming.homework.tissue

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing is at your own risk. Please 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 by Private Treaty with a **guide price of £55,000**.

## 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 NK87622.

## 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.

## 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.

## 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.



**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 March 2026; Particulars dated March 2026.

**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
Irelands Agricultural