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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Pasture/Agricultural Land – 11.50 Acres **Guide Price £150,000 Freehold**
Heath Lane, Great Witchingham, Norwich, NR9 5QL EPC Rating N/A

This is a rare and unique opportunity to buy Freehold an interesting parcel of pasture/agricultural land with direct access from Heath Lane which is within close distance of the Great Witchingham/Lenwade village centres and the A1067 Norwich to Fakenham Road. A stunning position straddling a picturesque chalk lined tributary of the River Wensum. Providing an area of woodland and pasture with a carbon neutral Willow plantation adjacent to the Marriots Way.

LOCATION

Heath Lane is a direct route from the Fakenham Road close to the centre of Great Witchingham and Lenwade. The position is approximately 8.1 miles northeast of Dereham and 11 miles northwest of Norwich. The location is rural in nature being part of the River Wensum Valley and adjacent to the Marriots Way a foot path, cycle path and bridle way linking Norwich to Aylsham.

DESCRIPTION

A unique parcel of pasture/agricultural land. It benefits from 2 clear access points from Heath Lane. Both with gates.

The land is arranged either side of the River Black Water, a chalk tributary of the river Wensum.

It is predominantly laid to grass pasture with established areas of woodland and a carbon neutral Willow plantation.

This is a truly stunning position with wild life in abundance including trout and other fish species in the river, deer and other quarry on the land.

In total the land including the river tributary extends to approximately 4.6 hectares (11.5 acres) we have not carried out a full measured survey and purchaser should confirm by carrying out their own survey.

RIGHTS & STATUTORY MATTERS

Mineral extraction, sporting and timber rights standard to the normal statutory limitations are included in the sale.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing Wayleaves, Quasi-easements, Rights of Way, Covenants and Restrictions whether mentioned in these particulars or not. In particular, the land has electricity poles alongside Heath Lane.

SERVICES

No services are currently connected.

BUILDINGS

None are included in the sale.

ENVIROMENTAL STEWARDSHIP

The land has not entered any environmental scheme.

GUIDE PRICE & METHOD OF SALE

The land will be sold by Private Treaty. Exchange of contracts within 4 weeks of the receipt by the buyers Solicitor of the draft contract. Completion to take place 2 weeks thereafter.

Guide Price £150,000

VAT

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

VIEWINGS

Viewings strictly by appointments with the sole selling agents Bycroft Estate Agents - 01493 844484.

DIRECTIONS

The site can be found via postcode NR9 5QL or What3Words - Hazel.Boardroom.Glossed

