

**4.75AC (1.92HA) OF LAND OFF THE STREET, FLIXTON  
NR35 1NZ**

**DURRANTS**  
SINCE 1853



**LAND OFF THE STREET,  
FLIXTON  
NR35 1NZ**

An opportunity to purchase a parcel of amenity land in a village location.

**SITUATION**

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

The land sits adjacent to the adopted highway known as The Street.

**DESCRIPTION**

The property extends to 4.75ac (1.92ha) in total comprising of a single enclosure of grass. There is a small strip of woodland to the southwest boundary of the property.

Access is provided in part via a Right of Way across neighbouring land.

**TENURE**

Freehold with vacant possession.

**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**

£45,000

**VAT**

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

**ENVIRONMENTAL STEWARSHIP**

The land is not entered into any Environmental Stewardship Agreements.

**SOIL TYPE AND LAND GRADE**

The soil is shown as Soilscape 9 being a lime-rich loamy and clayey soil. Primarily grassland with some arable.

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 40% 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**

		Description	Total Area	Total Area
			(ha)	(ac)
Field ID	TM3106871 5	Grass	1.92	4.75
	Total		1.92	4.75

### **SPORTING 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 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.

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

The land is crossed by electricity poles.

### **DIRECTIONS**

From Bungay travel west on the B1062 for approximately 2.5 miles. The land will be found on your right after The Buck Public House.

### **WHAT3WORDS**

Slimmer.inspected.drive

### **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 a working farm, we would ask you to be as vigilant as possible when making an inspection for your own safety.

### **CONTACT DETAILS**

Felicity Thornett

Durrants, 32-34 Thoroughfare, Harleston, Norfolk, IP20 9AU

Tel: 01379 646602

Email: [felicity.thornett@durrants.com](mailto:felicity.thornett@durrants.com)

## IMPORTANT NOTICE

Durrants and their clients give notice that:-

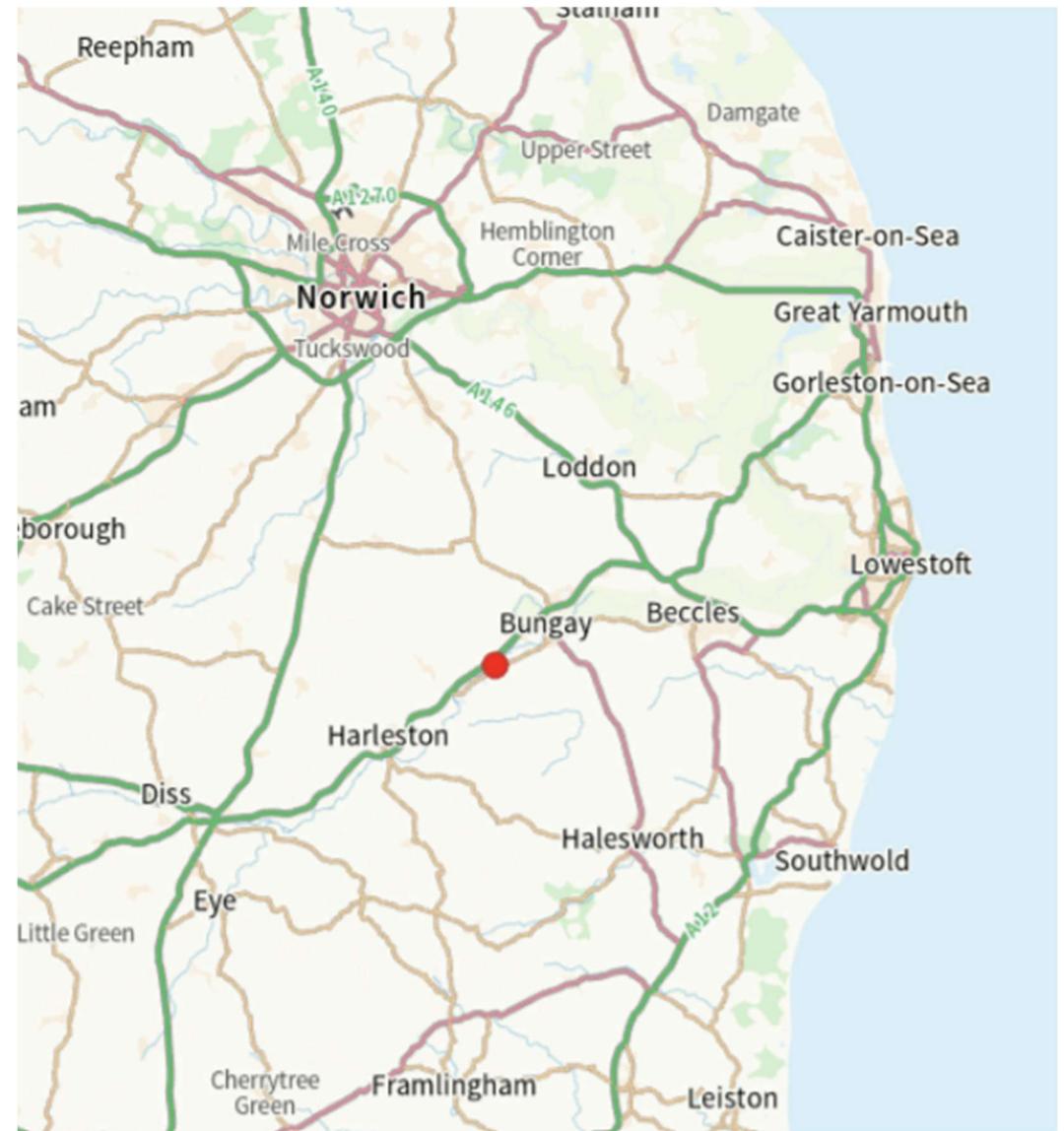
No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

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.

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.



**DURRANTS**  
SINCE 1853

**BECCLES**  
01502 712122  
10 New Market  
Beccles  
Suffolk  
NR34 9HA

**DISS**  
01379 642233  
Pump Hill House  
2b Market Hill  
Diss, Norfolk  
IP20 4WH

**HARLESTON**  
01379 852217  
32-34 Thoroughfare  
Harleston  
Norfolk  
IP20 9AU

**SOUTHWOLD**  
01502 723292  
98 High Street  
Southwold  
Suffolk  
IP19 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  
Cashel House  
15 Thayer Street  
London  
W1U 3JT