



5.81 Ha (14.35 Acres) of Grassland at Forncett St Mary, Norfolk

twgaze



Grassland at Forncett St Mary, Norfolk

5.81 Ha (14.35 Acres) Agricultural Land

Location

The land is located within the parish of Forncett St Mary. Approximately 3 miles west of Long Stratton and 9 miles south of Norwich.

Closest postcode is NR16 1JJ //demanding.outline.sorters

The Land

Four adjoining productive grazing meadows adjoining the River Tas. The marshes have been well maintained and have been in the same ownership since 1989. They now present a rare opportunity for someone to acquire an attractive block of land in a peaceful and private location.

Access

The land is accessed directly from the public highway Low Road, via a private lode.

Sporting Rights

All sporting rights are included within the sale of the freehold.

For Sale

As a whole by private treaty. Guide Price £100,000.

Selling Agents

TW Gaze - 33 Market Street, Wymondham, NR18 0AJ
www.twgaze.co.uk 01953 423 188

Rachael Hipperson or
R.Hipperson@twgaze.co.uk

Emma Hurrell
E.Hurrell@twgaze.co.uk

Services

No services are connected.

BPS

Delinked BPS receipts will be retained by the vendor.

Tenure

Freehold with vacant possession upon completion. The grazing for the 2026 season has been let on an annual grazing agreement which will expire on 1st October 2026.

Viewing

During daylight hours and with particulars in hand. Please note cattle are grazing on the land and buyers are urged to take care and not to view alone. Please close all gates behind you. All prospective buyers access at their own risk.

Wayleaves, Easements and Rights of Way

The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not.

VAT

Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to any other sums.

Anti-Money Laundering (AML), Terrorist Financing and Transfer of funds Regulations 2017.

Inline with the regulations, TW Gaze are legally required to carry out AML due diligence checks on all proposed legal purchasers involved in a transaction. A charge of £25.00 + VAT (£30.00 Inc VAT) processing fee is applicable for each proposed purchaser. Payment is required prior to the transaction being formally instructed with solicitors.

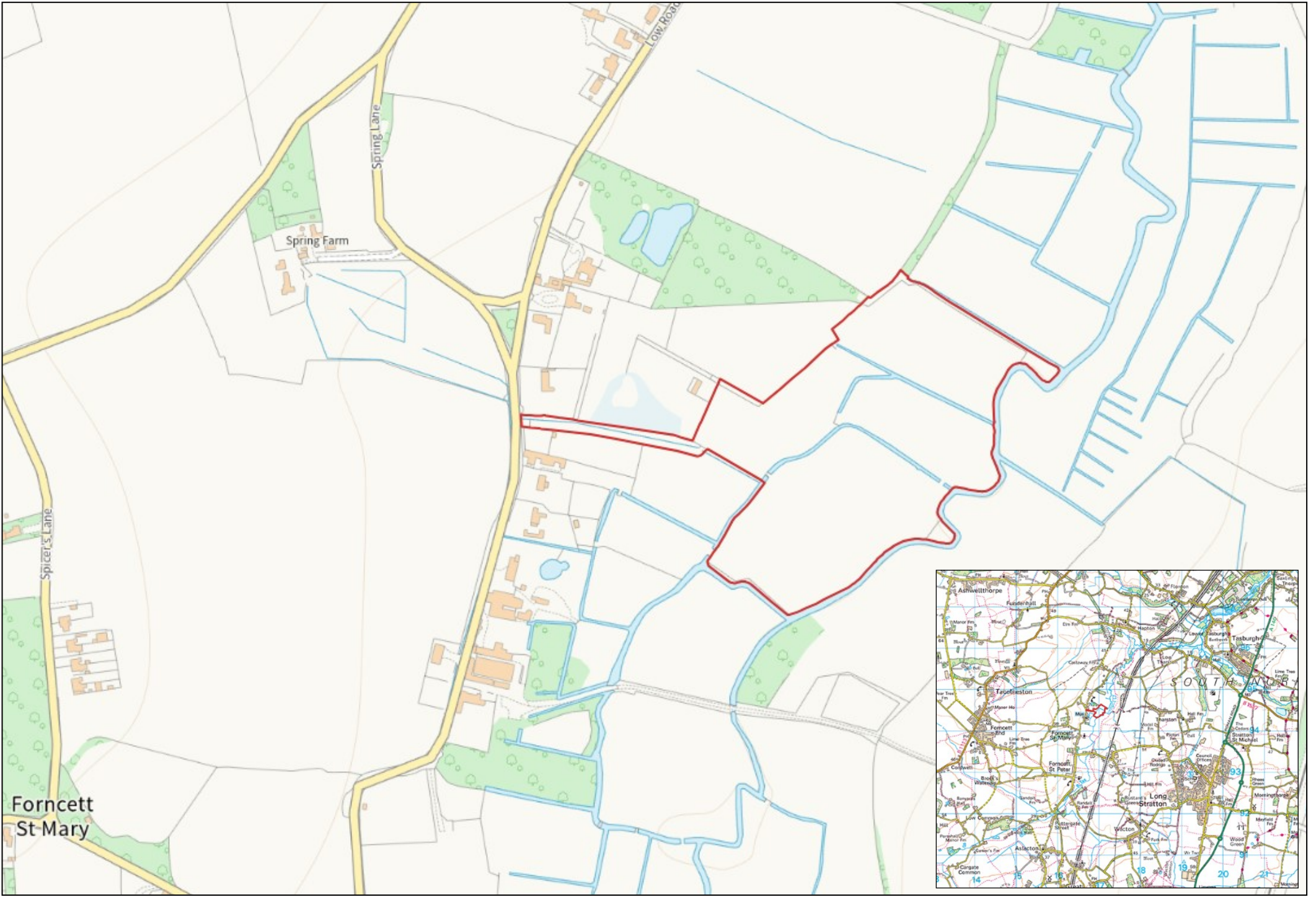
Vendors Solicitors

Jackmans Solicitors in Diss.



Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Forncett
St Mary

