



1.06 Ha (2.63 Acres) of Grassland at Great Ellingham, Norfolk

twgaze



Grassland at Great Ellingham, Norfolk

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Location

The land is located within the parish of Great Ellingham. Approximately 3 miles North of Attleborough and 19 miles south west of Norwich.

Closest postcode is NR17 1JG

///proof.fewer.takers

The Land

A single parcel of grassland extending to 1.06 Ha (2.63 acres). Surrounded on two sides by mature hedgerows and trees.

Access

The land is accessed directly from the public highway Hingham Road.

For Sale

As a whole by private treaty.

Guide Price £40,000 - £50,000

Selling Agents

TW Gaze - 33 Market Street, Wymondham, NR18 0AJ

01953 423 188

www.twgaze.co.uk

Rachael Hipperson

R.Hipperson@twgaze.co.uk

or

Emma Hurrell

E.Hurrell@twgaze.co.uk

Services

No services are connected.

BPS

No delinked BPS receipts are included within the sale.

Tenure

Freehold with vacant possession upon completion.

Viewing

During daylight hours and with particulars in hand. 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

TBC



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.

