



Grassland For Sale

Grassland extending in all to approximately 4.336 Ha (10.71 Ac)

Heath Road | Felmingham| Norfolk | NR28 0JN

For Sale by Private Treaty

DESCRIPTION

Single parcel comprising 5 separate paddocks of productive grassland extending to 4.336Ha (10.71ac) to include an area of grazed wood.

The parcel lies in the parish of Felmingham and accessed directly off Heath Road.

The land is gently undulating and has most recently been grazed by sheep and cattle. The soils are classified Grade 2 and of the Hanworth and Sustead soil series described as being a loamy and sandy soil with naturally higher groundwater and peaty surface consistent with traditional grazing meadows.

The grazed woodland of 0.249ha (0.61Ac) comprises an attractive area of mature hardwoods situated on higher ground.

The boundaries are well established and visible, consisting of a combination of mature hedging, trees and ditches.

The parcel is well suited for sheltered livestock grazing or alternatively, used for amenity purposes or biodiversity net gain (BNG).

CROPPING HISTORY

The land has consistently been well grazed with Cattle and Sheep.

LOCATION

The land is located off North Walsham Road and then Heath Road Felmingham, 0.5 miles north east of the village of Felmingham, 1.5 miles west of the market town of North Walsham.

DIRECTIONS

From Aylsham, head north along the A140 Cromer Road for approximately 1.25 miles then take a right turn onto the B1145 North Walsham Road. After passing through the village of Felmingham after approximately 0.5 miles take a right turn onto Heath Road. The property will be found on the left-hand side after 400m.

NOTE: Please take care when exiting Heath Road onto the highway.

Postcode: NR28 0JN

What3Words: ///move.jubilant.anchors

GENERAL REMARKS AND STIPULATIONS

VIEWING

Viewing strictly by appointment with the agent's Aylsham office. Telephone 01603 250808

METHOD OF SALE

The property is offered for sale by Private Treaty at a guide price of **£85,000**

TENURE AND POSSESSION

Freehold with Vacant Possession

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.

RURAL PAYMENTS AGENCY

The land has been registered with the Rural Payments Agency.

LAND REGISTRY

The land is currently registered with Land Registry under Title Number (Part) NK101448

ENVIRONMENTAL STEWARDSHIP

The land is not currently entered into an environmental stewardship agreement.

PLANNING

The property is within the jurisdiction of North Norfolk 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.

OUTGOINGS

Internal Drainage Board Charges apply

AUTHORITIES

North Norfolk District Council – 01263 513811

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

VAT

No Value Added Tax shall be payable on the transaction.

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.

MONEY LAUNDERING REGULATIONS

We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s)



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 November 2025; Particulars dated December 2025.

01603 250808

Offices at Aylsham and Norwich

Arnolds | Keys
Irelands Agricultural