



BROOKS LENEY

FOR SALE

LAND OFF THE STREET, EAST HARLING, NORFOLK
EXTENDING TO 19.09 ACRES (7.73 HECTARES)

01284 611900

GUIDE PRICE £130,000

brooksleney.co.uk

Location

The land lies 0.75 miles to the south of the village of East Harling, 7 miles to the east of Thetford, 8.75 miles to the northwest of Diss, and 21 miles to the southwest of Norwich, with the A11 lying 2.5 miles to the north.

Access to the land is taken from a track forming part of the public highway (W Harling Rd) and for those using what3words, the location is /// flips.orbited.press

East Harling is a well-equipped village with a welcome hub, sports facilities, a doctor's surgery, and two traditional pubs called The Nags Head and The Swan Inn. The village is well located for access to surrounding villages and towns.

The nearest postcode for the property is NR16 2PU.

Description

The land extends to approximately 19.10 acres in total and is a mixture of grassland, scrub and woodland.

The property benefits from a private borehole which supplies water to the land.

The land adjoins agricultural land to the north, south, east and west.

The land is classified by DEFRA as Grade 3 agricultural land, with a small area of Grade 4 land. The soils are generally loamy and sandy, with naturally high groundwater and some areas of peaty soil. The land is sold with the benefit of vacant possession.

The property forms part of the Middle Harling Fen Site of Special Scientific Interest (SSSI) and offers an attractive opportunity for purchasers with conservation, biodiversity or natural capital interests. The mix of grassland, scrub and woodland habitats provides scope for environmental stewardship and habitat enhancement, subject to any necessary consents.



Viewings

Viewings may be conducted at any time, with particulars in hand, by prior arrangement with the Selling Agent. Please call **Will Hosegood** or **Ceinwen Hobbs** on 01284 611900 or email bury@brooksleney.co.uk

Wayleaves, Easements and Rights of Way

There is a public footpath and right of way crossing the edge property.

Designations

The land forms part of the Middle Harling Fen Site of Special Scientific Interest, which extends to approximately 29.26 acres in total and includes adjoining land.

The land is situated in a Nitrate Vulnerability Zone.



Plans, Areas, Schedules and Boundaries

These are based on the Ordnance Survey and are for identification purposes only. The Purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle any party to compensation. All Plans are for identification purposes only and in the event of any discrepancies between the Plans and any area, schedule, or the Land Registry, then the Land Registry shall prevail.

Timber, Sporting and Minerals

All Sporting Rights, standing Timber and Mineral Rights (except reserved by Statute or to The Crown) are included in the sale of the freehold.

VAT

It is not expected that VAT will be charged on the sale but should the sale of the property or any Rights attached to it be deemed chargeable for the purposes of VAT, this will be payable in addition to the sale price.

Outgoings

The land is sold subject to any drainage rates and other outgoing that may be relevant.

Important Notes

The Purchaser shall be deemed to have full knowledge of the boundaries of the property and the ownerships thereof. The property is sold subject to any development plans, tree preservation orders, Ancient Monument Orders, Town Planning Schedules and resolutions that may or may not come into force. Any plans are deemed to be representative of the property, but no assumption should

Services

The property benefits from a private borehole water supply which is understood to be connected to a livestock drinker. Purchasers should satisfy themselves as to the condition, capacity and suitability of the supply for their intended use.

Selling Agents

Will Hosegood
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Email: wjh@brooksleney.co.uk

Ceinwen Hobbs
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Agents' Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that: -

1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No member or person in the employment of Brooks Leney has any authority to make or give any representation or warranty whatever in relation to this property.

Brooks Leney, Moseleys Business Centre, Fornham All Saints, Bury St Edmunds, IP28 6JY. Regulated by RICS

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We are agents for AMC, speak to us about funding



