



**FOR SALE IN THREE LOTS
BY INFORMAL TENDER**

**Grassland off Station Road,
Geldeston, NR34 0HS**

**Closing Date for Offers
Friday 19th June At 12 Noon**



Durrants
32 – 34 Thoroughfare, Harleston, Norfolk, IP20 9AU
Tel: 01379 646602
email: richard.prentice@durrants.com
www.durrants.com

GENERAL REMARKS

DESCRIPTION

Three parcels of grassland located to the south of the village of Geldeston.

Lot 1 – 2.14 ha (5.30ac) of grassland subdivided by the river flood defence wall. Accessed directly from Station Road.

Lot 2 – 1.60ha (3.94ac) of grassland subdivided by the river flood defence wall. Accessed via right of way from the track off Station Road.

Lot 3 - 1.75ha (4.33ac) of grassland subdivided by the river flood defence wall. Accessed directly from Geldeston Road.

DIRECTIONS

From Geldeston head south along Station Road and Lots 1 & 2 will be found on the left hand side before reaching Dockney. Lot 3 is to be found on Geldeston Road which is a continuation of Station Road.

TENURE

Freehold. Vacant possession will be given upon completion.

ENVIRONMENTAL STEWARDSHIP SCHEME

The land not entered into an Environmental Stewardship Scheme.

NITRATE VULNERABLE ZONE

The land is within the Nitrate Vulnerable Zone for England and Wales.

SPORTING RIGHTS, TIMBER AND MINERALS

Sporting rights are in hand. Timber and minerals are in hand except as declared by statute.

SERVICES

None.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is sold subject to and with the benefit of all wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

VAT

Should any sale of the property or any rights attached to it become a chargeable supply for the purposes of VAT such tax shall be payable by the purchaser if levied by Customs & Excise in addition to any monies to be paid during the course of the sale.

HEALTH AND SAFETY

Given the potential hazards, we would ask you to be as vigilant as possible when making an inspection for your own safety.

EXCHANGE OF CONTRACTS AND COMPLETION OF SALE

Exchange and completion to be as soon as possible.

VIEWING

At any reasonable time during working hours with a copy of the sale particulars to hand.

LOCAL AUTHORITY

Norfolk County Council:

County Hall, Martineau Lane, Norwich, NR1 2DH.
Tel: 0344 800 8020

South Norfolk Council:

South Norfolk House, Cygnet Court, Long Stratton, Norwich, NR15 2XE. Tel: 01508 533701

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.

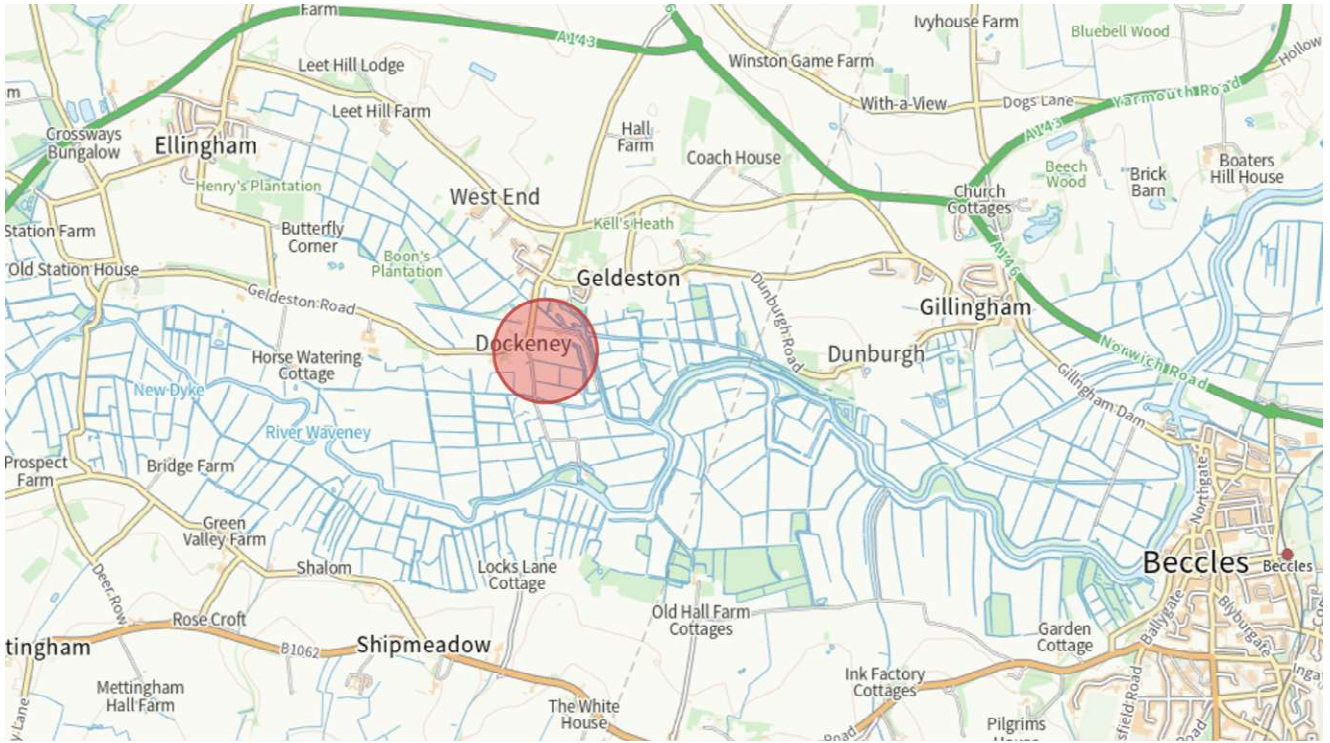
The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

METHOD OF SALE

The property is offered for sale by Informal Tender, subject to contract. Offers are invited to be submitted in writing by e-mail to richard.prentice@durrants.com or by post to Messrs Durrants, 32 – 34 Thoroughfare, Harleston, Norfolk, IP20 9AU by 12 midday on Friday 19th June 2026. Please mark e-mails/envelopes clearly “**GELDESTON TENDER**”.

Offers should be expressed in Pounds Sterling and should be for uneven amounts to reduce the possibility of duplication of offers.

- a) Offerers will be notified in writing as to their success or otherwise as soon as possible after the offer date.
- b) The Vendors reserve the right not to accept the highest or indeed any offer.
- c) The vendor reserves the right to withdraw the land



If there are separate buyers of lots 1 and 2 the buyer of Lot 2 will be responsible for erecting a post and 3 strand plain wire between Lots 1 & 2 within six months of completion.



**TENDER FOR
GRASSLAND, STATION ROAD, GELDESTON, NR34 0HS**

SUBJECT TO CONTRACT

I/We

of

Tel:..... E-mail:

offer the following for the purchase of the freehold of:-

LOT 1 –2.14ha (5.30 acres) as described in the sales details:

Amount : £..... **Words:**

.....

LOT 2 – 1.60ha (3.94 acres) as described in the sales details:

Amount : £..... **Words:**

.....

LOT 3 – 1.75ha (4.33 acres) as described in the sales details:

Amount : £..... **Words:**

.....

(Note we advise you to make your offer(s) an odd amount to avoid the same amount being offered by several parties)

Funded by:

Any other information:

.....

SIGNED:

Name:

Address:

Solicitors Name and Address:

.....

Contact Name for Solicitor:

Solicitors: E-mail address:

Please return this form by 12 midday Friday 19th June by e-mail to richard.prentice@durrants.com or in a sealed envelope clearly marked 'Geldeston Tender' to Durrants, 32 – 34 Thoroughfare, Harleston, Norfolk, IP20 9AU.