

Ref: ZP/TAB
Date: Date as Postmark

Irelands
Arnolds | Keys

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Dear Sir/Madam

Re: Land off Crownthorpe Road, Wymondham

We are delighted to enclose a set of particulars for the land at Wymondham, together with an Offer Form. This is an exciting opportunity to acquire a single enclosure of amenity/pasture land in an accessible location. The property is being offered for sale by Informal Tender at a guide price of £50,000.

If you would like to view the property or would like any further information, please contact the office on 01603 250808.

Please note the closing date for receiving the Offer Form is **12 noon Friday 5 May 2017**.

Yours faithfully

Zoe Plant MRICS
Chartered Surveyor
On behalf of Irelands, Arnolds Keys

Direct dial 01603 251175
Email: zoeplant@irelands.co.uk

Partners

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Arnolds Keys
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Land off Crownthorpe Road

Wymondham | Norfolk | NR18 9EN

Amenity/Pasture Land extending to 1.51 ha (3.74 acres)
For Sale by Informal Tender

Closing date for receipt of offers: 12 noon Friday 5th May 2017

DESCRIPTION

A single parcel of amenity/pasture land extending to approximately 1.51 ha (3.74 acres). The land is largely level with mature trees and hedges forming the boundaries. Access to the land is taken directly from Crownthorpe Road which provides road frontage along the north east boundary.

The land is classified as Grade 3 with soils of the Burlingham, Attlebridge, Hall and Freckenham series known to be a loam over sand.

The land benefits from a water abstraction license for the purpose of bottled water. The quantity of water authorised to be abstracted is 18,000 cubic metres a year. Further details are available from the vendor's agent.

LOCATION

The property is located to the north west edge of the market town of Wymondham with the City of Norwich approximately 11 miles to the north east. The land will be identified by a sale board.

DIRECTIONS

From the Norwich outer ring road head south east on the A11. After approximately 3.5 miles take the exit signposted to B1135 towards Dereham/Wymondham. At the roundabout take the 3rd exit onto B1135. At next roundabout take 3rd exit continuing onto B1135. Continue on this road for approximately 2.5 miles and the land will be found on your left hand side just after a sharp turn to right and fork junction with Wymondham Road. The nearest postcode is NR18 9EN.

GENERAL REMARKS AND STIPULATIONS

VIEWING

At any reasonable time with a copy of these particulars in hand. We would ask that you please notify the office of when you are intending to visit and ask you to be careful and vigilant when making an inspection for your own personal safety.

METHOD OF SALE

The land is offered for sale by Informal Tender as a whole with a Guide Price in excess of £50,000

The vendor will not be bound to accept the highest, or any tender offered.

TENDER DOCUMENT

Completed tender documents must be returned to the Agent's office by 12 noon on Friday 5th May 2017 in a sealed enveloped marked 'Land at Wymondham'. Faxed offers will not be accepted.

TENURE AND POSSESSION

The property is sold freehold with vacant possession on completion.

MINERALS TIMBER AND SPORTING RIGHTS

In so far as they are owned by the vendor the sporting, mineral and timber rights are included in the sale.

BASIC PAYMENT SCHEME

The land is not registered with the Rural Land Register and no claim has been made under the Basic Payment Scheme.

ENVIRONMENTAL SCHEMES

None

DESIGNATIONS

Nitrate Vulnerable Zone

UPLIFT CLAUSE

The land is offered for sale subject to an Uplift clause for a period of 25 years where 50% of the increased site value will be due to the Vendor should any planning permission/change of use be granted on the land.

SERVICES

No services are connected to the property. Although we understand they are available in the vicinity. Interested parties are advised to make their own enquires.

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.

PLANNING

The property lies within the area administered by South Norfolk Council, to whom interested parties are advised to make their own enquires in respect of any planning issues and development opportunities for the property.

AUTHORITIES

South Norfolk Council – 01508 533633

Environment Agency – 0370 850 6506

Norfolk County Council – 0344 800 8020

VAT

In addition to the purchase price should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the purchaser in addition.

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 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.

CONTACT

Zoe Plant Tel: 01603 250808 Email: zoeplant@irelands.co.uk

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. All the Lots are 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. E783 Photographs dated October 2016; Particulars dated March 2017.



**1.51 Ha (3.47 Ac) of Amenity/Pasture Land
off
Crownthorpe Road, Wymondham, Norfolk**

OFFER FORM, SUBJECT TO CONTRACT

NAME OF OFFEROR:

ADDRESS:
.....
.....
.....

TELEPHONE NO:

MOBILE NO:

FAX NO:

E-MAIL ADDRESS:

I/We* set out below our Offer to purchase the property:
.....(nos.)
.....
.....(words)

For the 1.51 Ha as detailed in the attached particulars.

My/Our* Offer is for the property as described in the particulars and on the basis of the terms and conditions as set out therein.

If not, please indicate below any variation to the Particulars

.....
.....
.....

My/Our* Solicitors are:

.....
.....
.....
.....

Please indicate whether the purchase of this Property is dependent on any factor other than Contract.

.....
.....
.....

SIGNED:

DATE:

PLEASE NOTE THE FOLLOWING

1. Your offer should be in writing and in pounds sterling, subject to contract.
2. No offer will be considered if it is made by reference to any other offer.
3. The Trustees do not undertake to accept the highest or any other offer.
4. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.
5. Offers should be in a sealed envelope clearly marked in the top left corner **'LAND off Crownthorpe Road, Wymondham'** to

**IRELANDS, ARNOLDS KEYS
2 HARFORD CENTRE
HALL ROAD
NORWICH
NR4 6DG**

to arrive not later than **12 NOON on FRIDAY 5th May 2017**