

**PASTURE LAND AT ATTLEBOROUGH, NORFOLK**  
**Extending to 1.09 Ha (2.69 Acres)**



**FOR SALE BY PRIVATE TREATY**

## DESCRIPTION

The land at Attleborough presents the opportunity to purchase a single parcel of pasture land which has formally been in arable production. The parcel extends to approximately 1.09ha (2.69 Acres) and is accessed off Wroo Road via a private concrete road and has good access to the A11.

The land is classified as Grade III with soils of the Burlingham and Attlebridge soil series, known to be loamy/coarse loam.

The land is shown outlined red on the site plan.

## LOCATION

The land is located 3 miles to the south west of the market town of Attleborough and 17 miles south of the city of Norwich. The land will be identified by a For Sale board.

## DIRECTIONS

From Norwich head, south on the A11 Hethersett Bypass and continue for 13.3 miles. At the Breckland Lodge roundabout take the 3<sup>rd</sup> exit and continue for 0.5 miles. The land parcel will be located on your right via the first private concrete road. The Postcode is NR17 1AR.

## GENERAL REMARKS & STIPULATIONS

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole with a Guide Price of £25,000 - £30,000.

### TENURE AND POSSESSION

The property is sold freehold with vacant possession.

### VALUATION

There will be no ingoing Valuation, and no claim will be entertained for dilapidations (if any).

### 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.

### DESIGNATIONS

The land is within a Nitrate Vulnerable Zone.

### BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and is potentially eligible for claiming the Basic Payment Scheme if added to a wider claim.

The entitlements can be made available if required and the owner will transfer the appropriate number of entitlements to the eligible purchaser(s) on completion.

NB. All payments for the 2017 scheme year will be retained by the vendor and the purchaser(s) will be required to indemnify the vendor against any breaches of Cross Compliance from the date of completion to 31<sup>st</sup> December 2017.

## 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.

In Particular, there is a waterpipe located to the southern boundary and the Vendor will reserve the right to be allowed access for maintenance and repairs when necessary.

## AUTHORITIES

### Environment Agency

Kingfisher House  
Goldhay Way  
Orton Goldhay  
Peterborough PE2 5ZR  
Tel: (01733) 371811

### Norfolk County Council

County Hall  
Martineau Lane  
Norwich NR1 2DH  
Tel: (01603 222222)

### Rural Payments Agency

PO Box 300  
Sheffield S95 1AA  
Tel: (0845) 603 7777

### Breckland Council

Elizabeth House  
Walpole Loke  
Dereham  
Norfolk NR19 1EE  
Tel: (01362 656870)

## VIEWING

Viewings can be undertaken 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 vigilant when making an inspection for your own personal safety

## CONTACT

Matthew Davey: Tel: 01603 250808  
Email: [matthew.davey@irelands.co.uk](mailto:matthew.davey@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. Interested parties should satisfy themselves on such matters prior to submitting a Tender offer.

The Tenant 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 Landlord or his servants, or

agents, in relation to, or in connection with the property. The land is let with all faults and defects whether of condition or otherwise, and the Landlord is 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 tenant 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. Particulars dated October 2017.



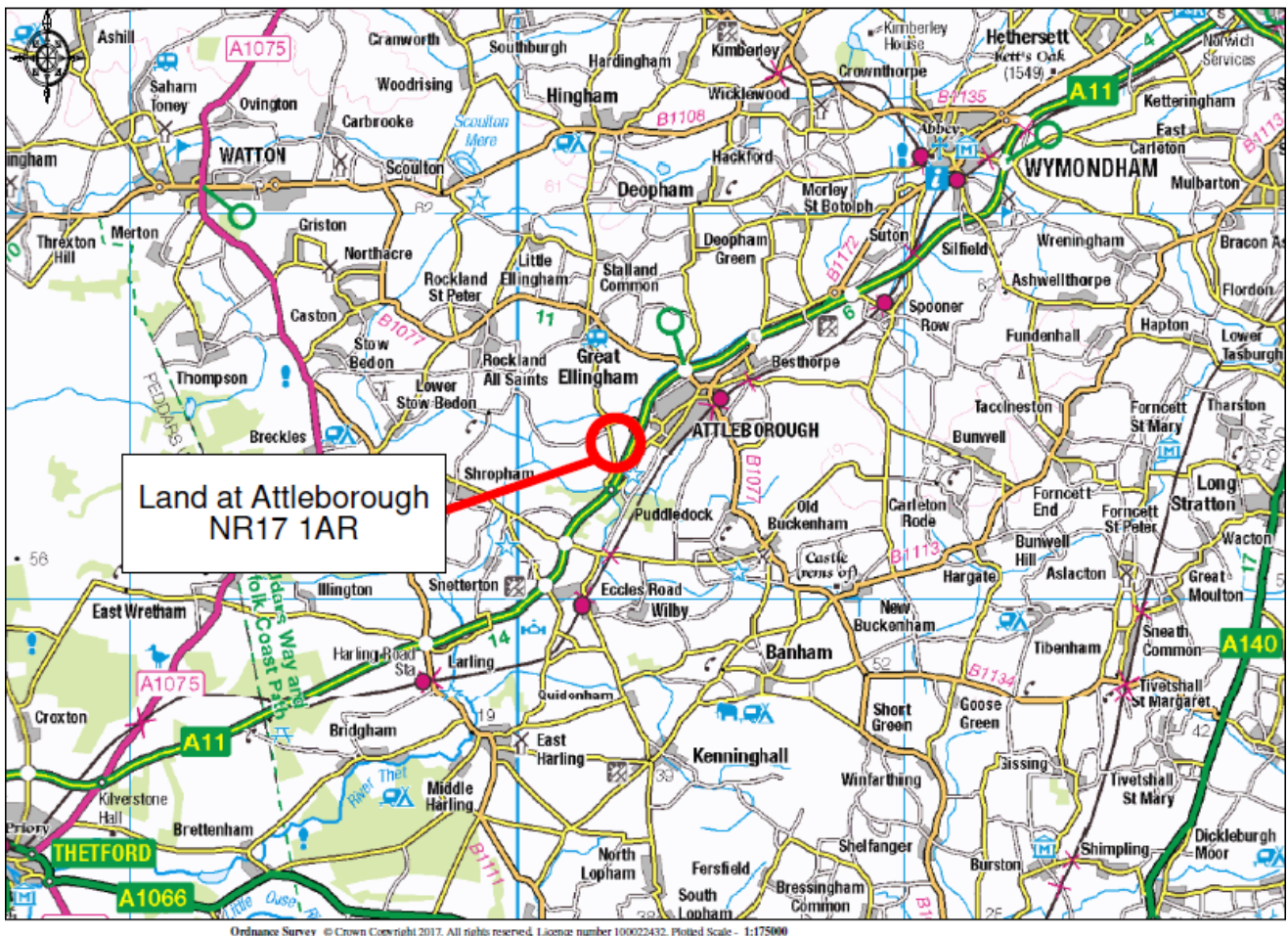
**LOCATION PLAN - LAND AT ATTLEBOROUGH, NORFOLK**

DATE: October 2017

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# SITE PLAN

