

2.15 Ha (5.31 Ac)
GRAZING MARSHES
at HARFORD BRIDGE, NORWICH,
NORFOLK, NR4 6DX



FOR SALE BY INFORMAL TENDER
AS A WHOLE OR IN TWO LOTS
CLOSING DATE FOR OFFERS
12 NOON FRIDAY 9TH OCTOBER 2015
GUIDE PRICE £25,000 - £30,000 for the whole

DESCRIPTION AND LOTTING

Offered for sale are two parcels of grazing marshes separated by the Rive Yare. The land extends in all to approximately 2.15 Ha (5.31 Ac) and is shown edged red and blue on the site plan opposite. The land is suitable for grazing and other amenity uses (subject to planning permission).

In addition both parcels benefit from approximately 150m of frontage to the river.

Lot 1 – 1.53 Ha (3.86 Ac) edged red.

Lot 2 – 0.62 Ha (1.53 Ac) edged blue.

LOCATION

The land is located next to the River Yare at Harford Bridge. Lot 1 is accessed directly from the B1113 with Lot 2 having separate road access from the A140 Ipswich Road. The centre of the City of Norwich is approximately 3 miles north.

DIRECTIONS

From the Norwich outer Ring Road take the A140 Ipswich Road after 1 mile and after crossing the railway bridge, the property is located on the right hand side by the river.

BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register and comprises parcels no. **TG2105 9004 1.51 Ha and TG2105 9601 0.62 Ha.**

ENVIRONMENTAL SCHEMES

The land is not included within any environmental stewardship schemes.

GENERAL REMARKS & STIPULATIONS

VIEWING

At any reasonable time with a copy of these particulars.

POSSESSION

Vacant possession will be given upon completion.

TIMBER & SPORTING RIGHTS

All timber and sporting rights are included in the sale insofar as they are owned.

There is a covenant on Lot 1 prohibiting shooting.

EASEMENTS AND RIGHTS OF WAY

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

General Drainage Charge, payable to the Norfolk Rivers Internal Drainage Board.

METHOD OF SALE

The land is offered for sale by Informal Tender with a closing date for offers of 12 noon on Friday 9th October, 2015.

Offers must be received in writing on the attached Offer Form.

AUTHORITIES

Norwich City Council

City Hall
St. Peter's Street
Norwich
Norfolk
NR2 1NH
Tel: (0344 980 3333)

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

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.

VAT

The property is not registered for VAT, and no VAT will be charged on the purchase price.

PARTICULARS AND PLAN

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

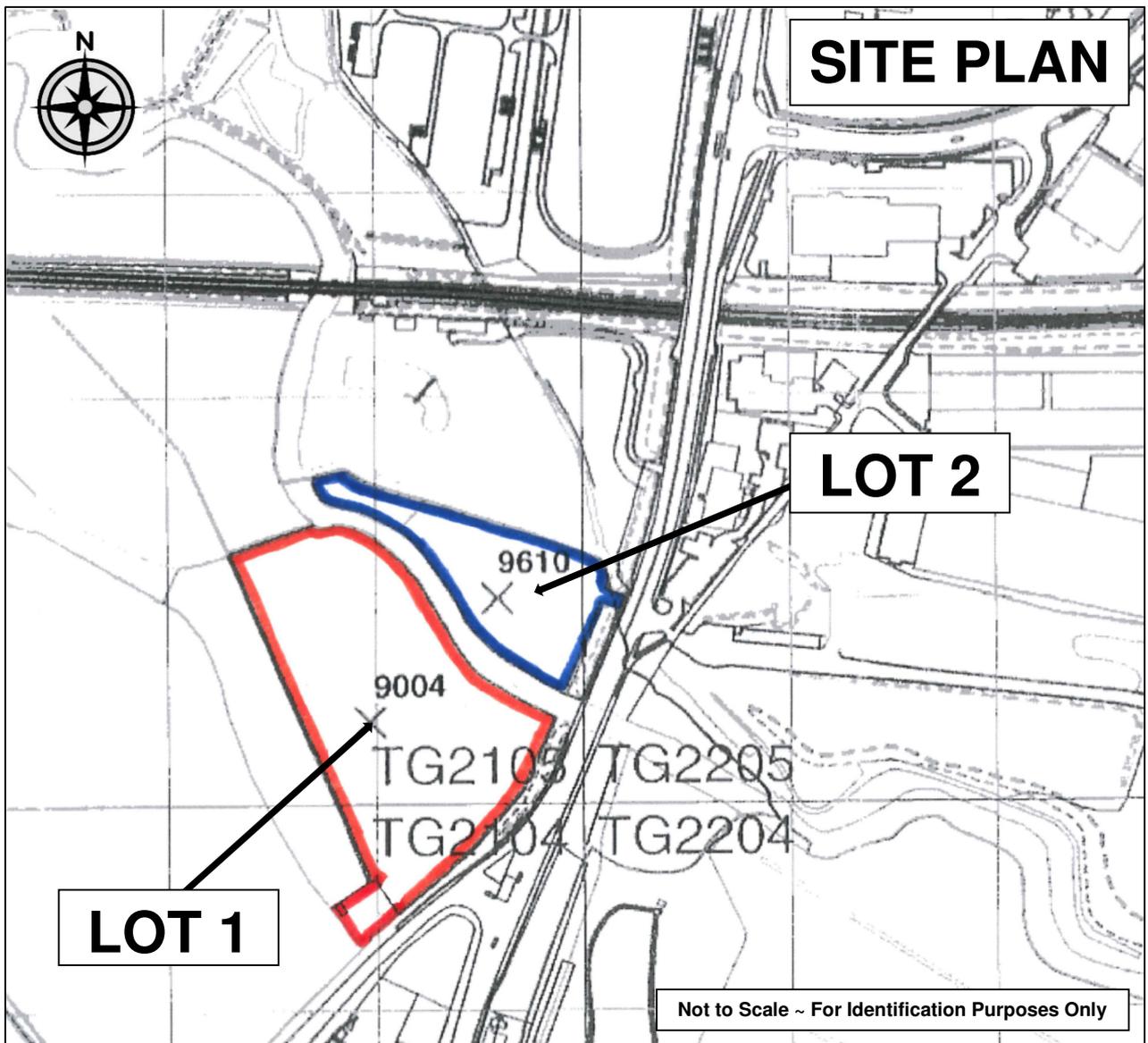
IMPORTANT NOTICE

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.



Land at Harford Bridge, Norwich, NR4 6DX

Irelands
Arnolds | Keys



The Land

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Irelands Arnolds Keys
2 Harford Centre, Hall Road, Norwich, Norfolk, NR4 6DG
www.irelands.co.uk

OS Licence No ES100005416 TSE/E718

Date: 18.08.2015



**2.15 Ha (5.31 Ac) of GRAZING MARSHES
at
HARFORD BRIDGE, NORWICH, 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)

.....

My/Our* Offer is for the property as described in the particulars of sale 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 vendor does 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 **'HARFORD BRIDGE'** to

**IRELANDS
2 HARFORD CENTRE
HALL ROAD
NORWICH
NR4 6DG**

to arrive not later than **12 NOON on FRIDAY 9th OCTOBER 2015**

Offer Form – HARFORD RIDGE