



## Strategic Land

A single parcel of strategic arable land extending to approximately 19.52Ha (48.23 Ac)

Church Road | Watton | Norfolk | IP25 6DQ

For Sale by Private Treaty

## DESCRIPTION

A single parcel of productive arable land in a strategic location extending in all to approximately 19.52Ha (48.23Acres), offered for sale as a whole, as shown outlined red on the sale plan. The land is currently in arable production but offers opportunity for development in the future, subject to planning.

The property forms an L-shaped parcel, with a pond 0.24Ha (0.59Ac) located towards the centre. The land is gently undulating and of a good workable size with boundaries marked by a combination of hedges, banks and an assortment of hedges/fences adjoining residential properties.

Access is gained from Church Road to the south and also by a right of way over Dorrs Drive from the Dereham Road in the north west corner (see right of way coloured brown on the plan).

The land is classified as Grade 3 with soils of the Beccles, Alderby and Ragdale soil series, known to be loamy and clayey.

The land is currently stubble following the previous cereal crop with vacant possession being available on completion. The land has been cropped as part of a traditional arable rotation.

The location presents an opportunity to secure agricultural land with future development potential, subject to Planning Permission.

## LOCATION

The land is situated east of the A1075 Dereham Road and just over half a mile north of the centre of Watton.

## DIRECTIONS

On entering the town of Watton from the east on the B1108 (Norwich Road) at the roundabout continue to Watton Town Centre for 1 mile. Take the turning on the right marked Church Lane and the property is located at the far end adjoining the carpark, opposite St Mary's Church.

**Postcode:** IP25 6DQ

**What3Words:** ///moguls.streaks.summit

## GENERAL REMARKS AND STIPULATIONS

**VIEWING:** Viewing during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety.



**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. The property is 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. Photographs dated July 2023; Particulars dated January 2024.

**METHOD OF SALE:** The property is offered for sale by Private Treaty as a whole with a **guide price of £580,000.**

**TENURE AND POSSESSION:** Freehold, with Vacant possession available on completion.

**MINERALS, TIMBER AND SPORTING RIGHTS:** In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

**LAND REGISTRY:** The land is registered under Title number NK264999.

**RURAL PAYMENTS:** The land is registered on the Rural Land Register.

**ENVIRONMENTAL SCHEMES:** No Environmental management Schemes are applicable to the land.

**PLANNING:** The property is within the jurisdiction of Breckland District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

**OVERAGE CLAUSE:** The land will be sold subject to an overage clause for a period of 30 years from completion. 50% of any uplift in value as a result of any planning permissions being granted for non agricultural use will be due to the vendor.

**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. The property has the benefit of a right of way from the Dereham Road for all purposes over Doors Drive, shown coloured brown on the plan.

**OUTGOINGS:** Environment Agency General Drainage Charges (where applicable)

### AUTHORITIES

Breckland District Council – 01362 656870

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

**VAT:** No VAT will be due on the sale.

**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(s) 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.

**MONEY LAUNDERING:** We are required to check the identity of the purchaser(s) to satisfy Money Laundering regulations.

**01603 250808**

Offices at Aylsham and Norwich

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