



## Grazing Marshes

9.83 Hectares (24.29 Acres) of grazing marshes

Lower Road | Rockland St Mary | Norwich | Norfolk | NR14 7HS

For Sale by Private Treaty

## DESCRIPTION

An opportunity to acquire a block of grazing marshes extending in all to approximately 9.83 Ha (24.29 Ac) over three parcels on the fringe of the village of Rockland St Mary. Access to the marshes is off Lower Road and then by Right of Way over another marsh.

Internal gates provide access between each parcel with drainage dykes forming the boundaries to the land. In the third parcel is a small pond. In addition, there are a number of foot bridges between the parcels.

The marshes have previously been let on annual grazing licences and grazed with cattle. Alongside this there may be opportunities for other schemes such as Biodiversity Net Gain (BNG), the Sustainable Farming Incentive (SFI) or Carbon Capture.

## LOCATION

The marshes are located off Lower Road in the village of Rockland St Mary. The small market town of Loddon is approximately 5.5 miles to the south, the village of Poringland is approximately 5.0 miles to the west and the city of Norwich is approximately 9.0 miles to the north west.

## DIRECTIONS

From Norwich take the A146 towards Beccles. Continue under the A47 dual carriageway and bear left onto Kirby Road - signposted for Claxton and Rockland St Mary. Continue on this road for approximately 5.0 miles passing through the village of Bramerton where you will arrive in the centre of Rockland St Mary. Continue along The Street /New Inn Hill/ Lower Road for another 500 yards and the access point to the marshes will be found on your left handside (just after No. 4 Lower Road which will be on your right).

Please note: Care should be taken when approaching the entrance and pulling off the highway.

**Nearest postcode:** NR14 7HS

**What3Words (for gateway to marshes):** ///above.secrets.departure

## ENVIRONMENTAL STEWARDSHIP

The marshes are currently in a combined Entry Level (ELS) and Higher Level Stewardship (HLS) Agreement which runs until 30th April 2028 and includes other land.

The purchaser will be expected to continue with the relevant management options for the land being sold which will be transferred over. Further details are available from the agent.

## LAND SCHEDULE

The marshes are detailed in the following schedule:

Parcel No	Land Use
TG3304 2056	Grazing Marsh
TG3304 5556	Grazing Marsh
TG3304 7856	Grazing Marsh with pond
<b>TOTAL</b>	<b>9.83Ha (24.29 Acres)</b>

**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 March 2024; Particulars dated March 2024.

## GENERAL REMARKS AND STIPULATIONS

**METHOD OF SALE:** The marshes are offered for sale as whole by Private Treaty with a guide price of £80,000 - £100,000.

**VIEWING:** At any time during daylight hours with a set of particulars in hand. Viewing is at your own risk. Due to the nature of the property, we ask you to be vigilant and take care when making your inspection, particularly when leaving the access back onto Lower Road.

**TENURE AND POSSESSION:** Freehold. Vacant possession will be given on completion.

**SPORTING, TIMBER AND MINERAL RIGHTS:** In so far as they are owned by the vendors, the timber and mineral rights are included in the sale. The Sporting Rights are not included and belong to Rockland Wildfowling Association.

**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. As mentioned access to the marshes is by Right of Way (as shown coloured brown on the sale plan) which is recorded on the Land Registry Title. The Rockland Wildfowling Association have the right to access the marshes for wildfowling purposes.

**RURAL PAYMENTS AGENCY:** The marshes are registered on the Rural Land Register.

**DRAINAGE RATES:** General Drainage Charges are payable to the Environment Agency.

**PLANNING:** The marshes are within the South Norfolk District Council area to whom interested parties are advised to make their own enquiries in respect of any planning or development matters.

**AUTHORITIES:** Rural Payments Agency: 03000 200 301  
Environment Agency: 03708 506 506  
South Norfolk Council: 01508 533701

**LAND REGISTRY:** The marshes are registered with the Land Registry under Title nos. NK403686 & NK511243.

**VAT:** In addition to the purchase price should any sale of the property or rights attached to it become a chargeable supply in terms of Value Added Tax (VAT), such tax will be payable by the purchaser(s) 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(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 REGULATIONS:** We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s).

**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
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