



Grass / Arable Land

Grass / Arable land extending in all to approximately 4.85 Ha (11.98 Ac)

Off Mill Road | Stokesby | Great Yarmouth | Norfolk | NR29 3EY

For Sale by Private Treaty

DESCRIPTION

A single parcel of land currently laid to grass and extending in all to approximately 4.85 Hectares (11.98 Acres).

The land is accessed from a private concrete roadway which leads off Mill Road. The land is flat and has in the past been cropped and could therefore be returned to arable production.

Existing drainage dykes form the boundaries on the west and southern sides. Along the northern boundary and down the eastern side of the land is a larger drainage channel known as Muck Fleet. A small area of land is included on the eastern side of the Muck Fleet drain.

The land is classified as Grade 3 with soils of the Wisbech and Newchurch soil series described as being clayey and coarse silty marine alluvium.

The land is suitable for grazing, arable production or amenity uses.

LOCATION

The land is located on the fringe of the village of Stokesby. The market town of Acle is approximately 2.5 miles to the west and the broads village of Potter Heigham is approximately 7.0 miles to the north. The City of Norwich is approximately 15.0 miles to the west.

DIRECTIONS

From the centre of Acle head out of the market town towards Great Yarmouth. At the roundabout turn left onto the A1064 signposted for Caister-on-Sea and Hemsby. Follow this road for approximately 1.2 miles crossing over the River Bure and take the first right turn onto Stokesby New Road (signposted for Stokesby & Runham). Follow along New Road for approximately 1.0 mile and turn right off the public road onto the private concrete roadway (a thatched property will be on your left as you head down the concrete road). Follow the concrete road for approximately 300 yards and a concrete pad will be on your left. Continue straight on along the concrete road for another 50 yards and the entrance to the land will be on your left.

NOTE: Please take care when driving down the concrete road.

Postcode: NR29 3EY

What3Words: ///icicles.capers.passively



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

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.

METHOD OF SALE

The property is offered for sale by Private Treaty as a whole at a **guide price of £110,000 - £120,000.**

TENURE AND POSSESSION

Freehold. Vacant possession will be given 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 NK157798.

RURAL PAYMENTS AGENCY

The land is not registered with the Rural Payments Agency.

PLANNING

The property is within the jurisdiction of Great Yarmouth Borough Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

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.

OUTGOINGS

Environment Agency General Drainage Charges and Internal Drainage Board Charges.

AUTHORITIES

Great Yarmouth Borough Council – 01493 856100

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

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(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.

01603 250808

Offices at Aylsham and Norwich

Arnolds | Keys
Irelands Agricultural