



Grazing Marsh

5.89 Hectares (14.55 Acres)

A47 Acle New Road | Great Yarmouth | Norwich | Norfolk | NR30 1TD

For Sale by Private Treaty as a whole

DESCRIPTION

An opportunity to acquire a single grazing marsh extending in all to approximately 5.89 Ha (14.55 Ac) situated to the north west of Great Yarmouth. The marsh is located on the north side of the Acle Straight with good road access. The marsh adjoins the River Bure on the eastern boundary with internal dykes forming the remaining boundaries.

The marsh is located within an extensive area of grazing marshes which are popular with graziers who hire the marshes for each season.

LOCATION

The marsh is located off the A47 Acle New Road, approximately 2.0 miles north west of the seaside town of Great Yarmouth and approximately 5.7 miles east of the market town of Acle. The city of Norwich is approximately 18 miles to the west.

DIRECTIONS

From Acle head east on the A47 (Acle New Road) for approximately 5.5 miles towards Great Yarmouth and then turn off the road to your left onto the concrete road. Go through the first gate on your right and walk parallel with the drainage ditch across the first marsh before you come to the gateway for the marsh offered for sale.

Nearest Postcode: NR30 1TD.

what3words (for gateway to marshes): ///essay.fancy.padlock

Please note: Care should be taken when pulling off / on to the main road.

ENVIRONMENTAL STEWARDSHIP

The marshes are currently included in a combined Entry Level (ELS) and Higher Level Stewardship (HLS) Scheme which runs through to 30th April 2028. The purchaser will be expected to take over the requirements of the agreement options for this marsh. Further details are available from the agent.

GENERAL REMARKS AND STIPULATIONS

METHOD OF SALE

The marsh is offered for sale by Private Treaty with a **guide price of £70,000.**

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 and entering the busy A47. For the avoidance of doubt neither the vendors nor the agents accept any liability.

TENURE AND POSSESSION

Freehold. Vacant possession will be available as from 1st November 2025.

SPORTING, TIMBER AND MINERAL RIGHTS

In so far as they are owned by the vendors, the sporting, timber and mineral rights are included in the sale.

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, the marsh benefits from a right of way over the adjoining marsh for access. The marsh is subject to similar rights of access to other marshes in 3rd party ownership.

DRAINAGE RATES

These are charged by the Environment Agency.

PLANNING

The marsh is in the Great Yarmouth Borough Council area but is under the jurisdiction of the Broads Authority as Local Planning Authority, 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

Broads Authority: 01603 610734

LAND REGISTRY

The marsh is registered with the Land Registry under Title no. NK542874.

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).



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 purchaser(s) 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 vendors 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(s) 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 2025. Particulars dated June 2025.

01603 250808

Offices at Aylsham and Norwich
arnoldskkeys.com/agricultural

Arnolds | Keys
Irelands Agricultural