



Marsh, Reedbed and River Wall at Limpenhoe, Norfolk

twgaze



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2.94Ha (7.26 acres) Grazing Marsh

Situation

The land is located within the parish of Cantley, Limphenhoe and Southwood in south Norfolk, approx. 6 miles from Acle.

The Land

A single grazing marsh bordering the River Yare extending to 2.94 Ha (7.26 acres).

The marsh benefits from river frontage on the River Yare and a large area of water and reeds created following flood defence works, making it an attractive wildfowling asset.

Currently the land is not under any Sustainable Farming Incentive or Countryside Stewardship Scheme but does have the potential to gain additional income through the schemes.

For Sale

By private treaty



Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ www.twgaze.co.uk

01953 423 188

Location Closest postcode NR13 3ST
Marsh ///shorten.wacky.interacts
Start of track to marshes ///foggy.note.cyclones

Environmental Schemes

The marsh is not currently within any Sustainable Farming Incentive or Countryside Stewardship scheme but does have the potential to gain income through these schemes.

Designations The majority of the marsh is on the Priority Habitat/Species inventory as Coastal and Floodplain Grazing Marsh.

BPS All delinked BPS receipts will be retained by the vendor.

Sporting Rights All sporting and wildfowling rights are included within the sale of the freehold.

Wayleaves, Easements and Rights of Way The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not.

Access

The marsh has legal access along a track located off Marsh Lane in Limpenhoe. As shown below:



Services No services are connected.

Tenure Freehold with vacant possession upon completion.

VAT Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to any other sums.

Viewing During daylight hours with particulars in hand.

Agents Note As required by the Estate Agents Act 1979 we declare the owner of this property is connected to a member of staff at TW Gaze.

Selling Agent Rachael Hipperson
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Vendor's Solicitor TBC



Important Notice

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