



Land at Briston, Norfolk

twgaze



## Grassland Land at Briston, Norfolk

3.02 Ha (7.47 acres) Grassland

### Situation

The land is located within the parish of Briston, in North Norfolk, approx. 1 mile from Briston village and approx. 4 miles from Corpusty.

### The Land

Two parcels of grassland comprising in total, 3.02 Ha (7.47 acres).

The land is offered for sale as a whole or divided into 2 lots as shown on the plan.

### For Sale

By private treaty as a whole or in two lots.

Lot 1: 3.50 Acres      Guide Price £50,000 - £55,000.

Lot 2: 3.97 Acres      Guide Price £55,000 - £60,000

### Selling Agents:

TW Gaze    01953 423 188

33 Market Street, Wymondham, NR18 0AJ

**Location** Closest postcode NR24 2JB  
What3words: puff.towels.weddings

### Environmental Schemes

The land is currently within a Countryside Stewardship scheme but the vendor is happy to withdraw from this. Further details are available from the selling agent.

### BPS

All delinked BPS receipts will be retained by the vendor.

### Sporting Rights

All sporting 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

Both lots are accessed from Pack Lane. Lot 2 has direct access onto the public highway and Lot 1 access over Lot 2.



### 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.

### Field Boundaries

Both lots have an open field boundary to the west and lot 2 has an open boundary to the North.

### Selling Agent

Rachael Hipperson / Emma Hurrell  
01953 423188

### Vendor's Solicitor

TBC



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