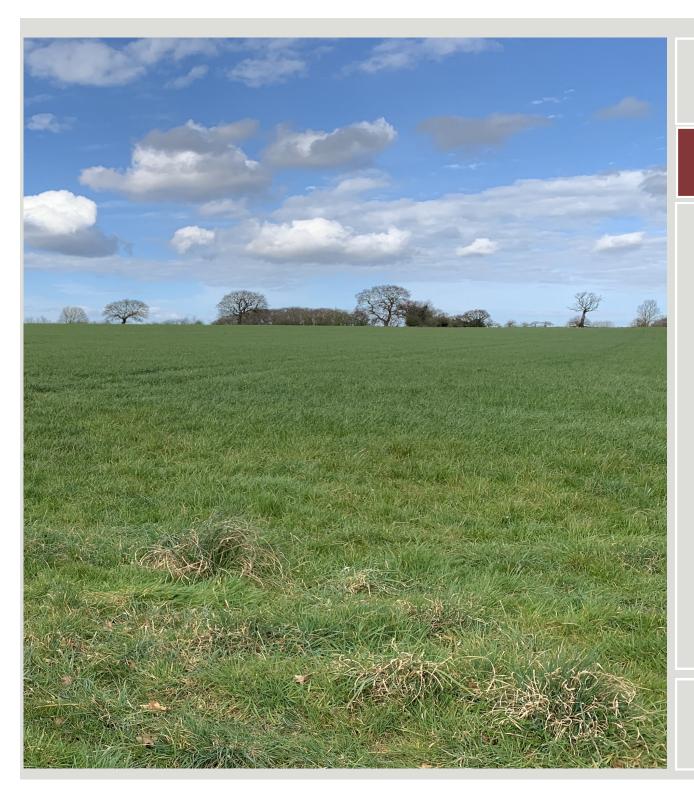


twgaze



# 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. I 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 I 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



Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. Nor responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

While we endeavour to make our sales particulars accurate and reliable, if there is any opint which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to yiew the property.

