



East Harling Fen, Norfolk

twgaze



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21.90 Ha (54.11 acres) of Woodland Fen

Situation

The land is located within the parish of Harling and is 8 miles from Attleborough and 12 miles from Diss with the A11 just 2 miles away.

Location Closest postcode NR16 2NG

Access point 1 to woodland [///influence.encounter.weekends](#)

Access point 2 to woodland [///typhoon.banquets.sprain](#)

Start of Fen Lane [///departure.resettle.apply](#)

The woodland is accessed along Fen Lane, off Quidenham Road.

The Land

A Woodland Fen extending to 21.90 Ha (54.11 acres). The land comprises of a mixture of mature native woodland Fen.

The woodland is mainly designated as a Priority Habitat for deciduous woodland, with 2.68 acres being designated as a Priority Habitat for Lowland Fen as well as the whole being a National Character Site in England.

For Sale

By private treaty by online timed auction.

Guide £100,000 - £120,000

Deadline **12 Noon Monday 22 September 2025.**

Selling Agents:

TW Gaze

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

01953 423 188

Environmental Schemes

The land is not currently within any Sustainable Farming Incentive or Countryside Stewardship Scheme.

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.

Overhead electricity lines with associated poles and stays cross through the land.

There is a public footpath along side the woodland along Fen Lane.

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 Strictly by appointment with the selling agent.

Selling Agent

Rachael Hipperson / Emma Hurrell
01953 423188
R.Hipperson@twgaze.co.uk
E.Hurrell@twgaze.co.uk

Vendor's Solicitor Rogers and Norton
The Old Chapel
5-7 Willow Lane
Norwich
Norfolk
NR2 1EU

Contact: Paul Oldershaw
Email: pwo@rogers-norton.co.uk
Phone: 01603 675622



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