



20.87 Ha (51.56 Acres) of Arable and Grassland at Twyford, Norfolk

twgaze



Arable and Grassland at Twyford, Norfolk

20.87 Ha (51.56 Acres) Agricultural Land

Location

The land is located within the parishes of Bintree and Twyford. Approximately 10 miles north of Dereham, 18 miles north west of Norwich and 7 miles south east of Fakenham.

The Land

3 blocks of arable and grassland extending to 20.87 Ha (51.56 acres).

Lot 1 - Five parcels of connecting arable and grassland extending to 15.66 Ha (38.69 Acres) on the east side of the A1067 Fakenham Road. Approx 9.06 Ha (22.39 Acres) is arable land, the remainder is permanent grass. This incorporates part of the former East Norfolk Railway line.

Lot 2 - A single enclosure of arable land extending to 1.68 Ha (4.15 Acres) located between the A1067 and Stone Lane

Lot 3 - A single enclosure of grassland extending to 3.53 Ha (8.72 Acres) access from the A1067 along the former East Norfolk Railway line. Note - the fencing and water connection will be removed by the current grazier.

The land is classified by MAFF as Grade 3 and described as the Soil Series as being Beccles 1.

Selling Agents

TW Gaze - 33 Market Street, Wymondham, NR18 0AJ
www.twgaze.co.uk 01953 423 188

Rachael Hipperson or
R.Hipperson@twgaze.co.uk

Emma Hurrell
E.Hurrell@twgaze.co.uk

For Sale

As a whole or in up to 3 lots.

Location

Closest postcodes are NR20 5NB and NR20 5LY
///tomato.fell.deferring

Access

The land is accessed from A1067 and Stone Road public high-ways.

Sporting Rights

All sporting rights are included within the sale of the freehold.

Services

No services are connected.

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. There is a public footpath through Lot 1.

BPS

Delinked BPS receipts will be retained by the vendor.

Tenure

Freehold with vacant possession upon completion. The arable land has been let on a Farm Business Tenancy. Notice has been given to the tenant to terminate this on 30th September 2026.

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 and with particulars in hand. Lot 3 is being grazed by livestock and it is requested that people view from behind the electric fence and ensure they close the gate at all times. If further access is required please arrange with the selling Agents.

Vendors Solicitors

Butcher Andrews.



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. No 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 point 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 view the property.

Lot 3
8.72 ac

Twyford

Lot 2
4.15 ac

Lot 1
38.69 ac

