



Land at Wreningham, Norfolk

twgaze



Land at Wreningham | Norfolk

Norwich 8 miles, Wymondham 4 miles

52.97Ha (130.88Ac)
Arable Land

The Land

Arable land extending to 52.97Ha (130.88Ac) farmed in five enclosures.

Shown as mainly Grade 3 on the DEFRA land classification, the soil type is Beccles I and Burlingham I.

Situation

The land is situated in Wreningham. All lots have access from Wymondham Road and Lot 4 also has access from the B1135 Hethel Road.

Tenure

Freehold with vacant possession.

For Sale

As a whole or in up to 4 lots.

Selling Agents:

TW Gaze
33 Market Street
Wymondham
Norfolk
NR18 0AJ
01953 423188

TW Gaze
10 Market Hill
Diss
Norfolk
IP22 4WJ
01379 651931

twgaze.co.uk

The Land

Lot 1 - A single enclosure of arable land extending to 25.58Ha (63.21Ac) and adjoining woodland extending to 0.45Ha (1.11Ac).

Lot 2 - An enclosure of arable land extending to 3.34Ha (8.25Ac), with adjoining woodland area and former railway line extending to 0.77Ha (1.90Ac).

Lot 3 - A single enclosure of arable land extending to 10.31Ha (25.48Ac) adjoining Lot 4.

Lot 4 - Two adjoining enclosures of arable land extending to 12.30Ha (30.39Ac) together with a mature woodland extending to 0.22Ha (0.54Ac) stretching between the B1135 Hethel Road and Wymondham Road. The land is divided by the River Tiffey but accessible over a culvert.

	Map Sheet	RLR No	RLR Area		Description	Cropping			
			Ha	Ac		2017	2108	2019	2020
LOT 1 (Red)	TM1499	6101	25.58	63.21	Arable	OSR	WW	WW	WB
	TM1499	8104	0.45	1.11	Woodland	WL	WL	WL	WL
			26.03	64.32					
LOT 2 (Green)	TM1498	9784	3.34	8.25	Arable	WB	OSR	WW	WW
	TM1598	0189	0.77	1.90	Woodland	WL	WL	WL	WL
			4.11	10.15					
LOT 3 (Yellow)	TM1499	9337	10.31	25.48	Arable	WW	WB	OSR	WW
			10.31	25.48					
LOT 4 (Blue)	TM1499	4156	8.95	22.11	Arable	WB	OSR	WW	WW
	TM1400	7204	3.35	8.28	Arable	FA	WW	WW	WW
	TM1499	7689	0.22	0.54	Woodland	WL	WL	WL	WL
			12.52	30.93					
	Total Area		52.97	130.88					

WW - Winter Wheat; OSR - Oilseed Rape; WL - Woodland; WB- Winter Barley; FA - Fallow

General

Method of Sale The property is offered for sale by Private Treaty as a whole or in up to 4 lots. **Services** The property is not connected to any services. **Land Drainage** The land has been extensively under-drained. Plans available from the selling agents. **BPS and Entitlements** The land has been registered under the Basic Payment Scheme (BPS). The vendor has claimed and will retain the 2020 BPS payment. The land and relevant number of entitlements will be included in the sale and transferred to the purchaser after completion. **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. All Wayleave payments received in relation to the land will be transferred to the purchaser. Overhead electricity lines and associated poles and stays cross lots 1 and 4. Public footpaths cross lots 1 and 4. There is an agreement for permissive access through the old railway line in Lot 2, terminable with 6 months notice.

Directions

From Wymondham and the A11 exit the town east on the B1135 Stanfield Road towards Hethel. Continue for 1 mile and then turn right onto Bridge Road. Follow this road around to the left onto Wymondham Road and continue for half a mile and you will find Lot 4 on your left, followed by lot 1 on your right, lot 3 on your left and finally lot 2 on your left. Lot 4 can also be accessed from the B1135 where indicated by a TW Gaze For Sale board.

Postcode: NR16 1AY.

Viewing

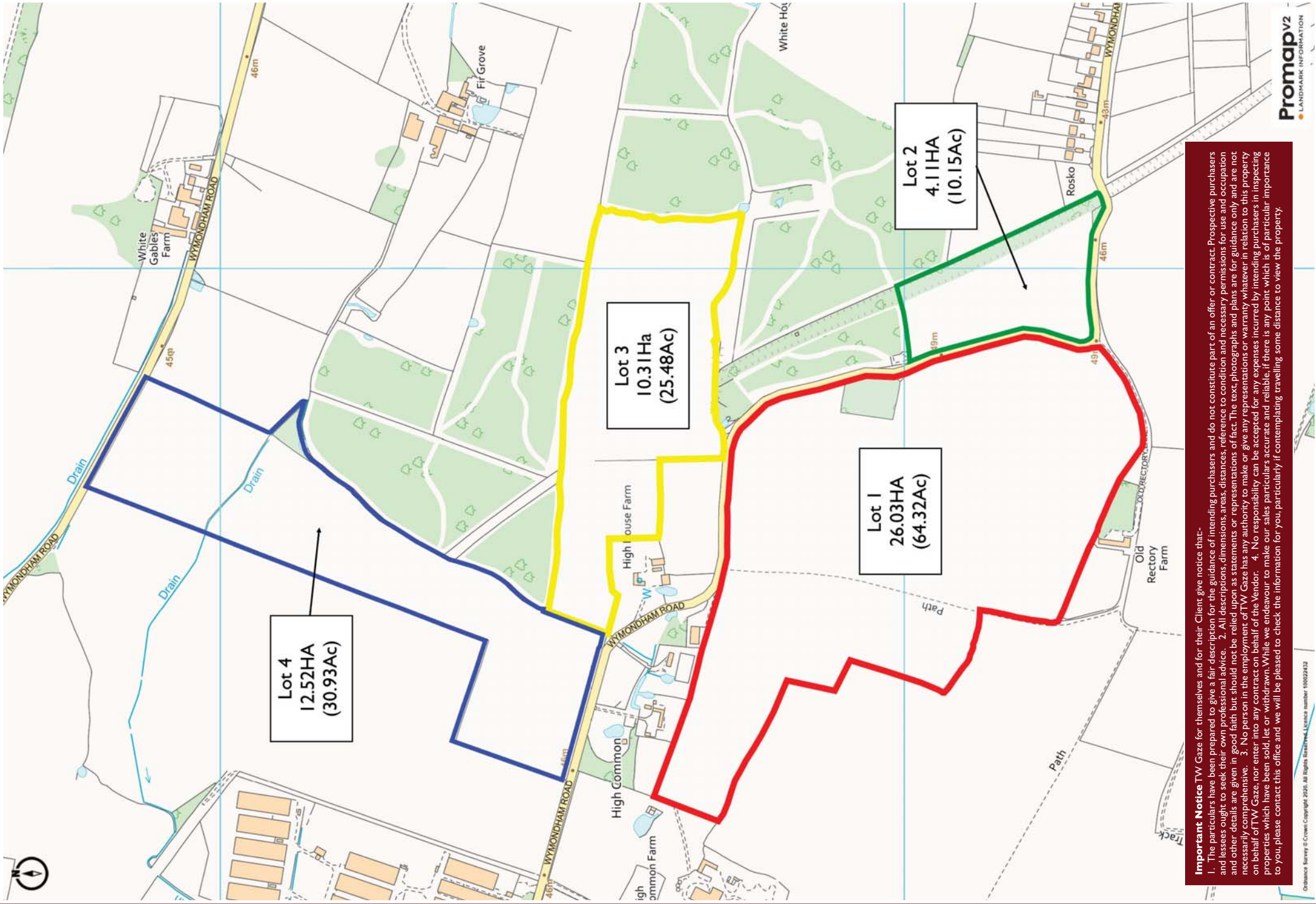
With particulars in hand during daylight hours.

Contact

Rachael Hipperson 07795 604672.



Assessments A land drainage charge is payable to the Environment Agency. The vendor has paid the 2020 charge and the purchaser will be responsible for the 2021 charge. **Environmental Schemes** The land is not entered into any environmental schemes. **Mineral and Timber Rights** All timber rights are included within the sale of the freehold, as are the mineral rights insofar as they are owned. **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.



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.