



Land at North Lopham, Norfolk

twgaze



Land at North Lopham | Norfolk

Norwich 23 miles, Diss 7 miles.

22.797ha (56.32ac) Agricultural Land

The Land

Arable land and grassland extending to 22.797ha (56.32ac) farmed in four enclosures.

Shown as Grade 2 and 3 on the DEFRA land classification, the soil type is principally Burlingham I.

Situation

The land is situated in North Lopham, Norfolk.

Tenure

Freehold with vacant possession following the clearance of the growing crops.

For Sale

By Private Treaty as a whole.

Selling Agents:

TW Gaze
10 Market Hill, Diss, Norfolk, IP22 4WJ

01379 651 931
www.twgaze.co.uk

The Land

A single block of farmland with three arable enclosures, one grass enclosure, small spinney, byway and former access track.

The land benefits from an extensive underdrainage scheme installed over the past 10 years. Details are available from the selling agents.

The land is gently undulating and with the small copse and tree lined tracks forms an attractive block of land conveniently placed immediately adjacent to the village of North Lopham.

Ordnance Survey	Area Ha	Area Ac	RLR Reference	Area		Description	Cropping
				Ha	Ac		2022
TM0382 0068	7.395	18.27	TM0382 9175	7.38	18.24	Arable	Winter Wheat
TM0482 0091	5.399	13.34	TM0482 1282	5.38	13.29	Arable	Winter Wheat
TM0482 1560	2.106	5.20	TM0482 1560	2.12	5.24	Permanent Pasture	Grass
TM0482 1953	0.251	0.62	TM0482 1953	0.25	0.62	Woodland	
TM0482 2856	7.476	18.47	TM0482 2856	7.21	17.82	Arable + Byway	Winter Wheat
TM0482 3074	0.170	0.42	TM0482 3273	0.17	0.42	Trackway	
Total	22.797	56.32		22.51	55.63		

General

Method of Sale The property is offered for sale by Private Treaty as a whole.

Services No services are connected.

BPS and Entitlements The Vendor will claim and retain the 2022 BPS payment and then transfer circa 22 entitlements to the purchaser for them to make the 2023 claim.

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. A restricted byway runs through the centre of the land connecting Tann’s Lane with Primrose Lane.

Environmental Schemes The land is not entered into any environmental schemes.

Assessments A land drainage charge is payable to the Environment Agency. The Vendor will pay the 2022 charge and the purchaser will be responsible for the 2023 charge.

Sporting, Mineral and Timber Rights All sporting and 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.

Directions From Diss head due west on the A1066 towards Thetford. After 4 miles in the centre of South Lopham turn right towards North Lopham and Kenninghall. Follow this road for about 2 miles and then turn right in the centre of North Lopham onto Tann’s Lane. Follow this road for 1/2 a mile and the land will be found on your right hand side with a convenient parking space by the end of Tann’s Lane.

Viewing With particulars in hand during daylight hours.

Contact Edward Baskerville - 01379 651 931

Postcode: IP22 2LZ



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