

Land at Tharston  
Norfolk

26.41 Ha (65.26 Acres)  
Guide Price £530,000



Lot 1



Lot 2

**26.41 Ha (65.26 Acres)**

## **Agricultural land at Tharston, Norfolk**

**Guide Price: £530,000 (for the whole)**

### **The Land**

Two parcels of arable land accessed from Wood Lane, Tharston totalling 26.41 Ha (65.26 Acres).

The land is classified by MAFF as Grade 3 and described by the Soil Series as being part Burlingham I and part Beccles I, fine loamy soils with slowly permeable subsoils suitable for growing cereals, pulses and some root crops.

Both lots are accessed from Wood Lane which is a Norfolk County Council maintained unsurfaced road. Lot 1 has access over the unregistered track shaded brown on the plan.

### **Lot 1**

**Guide £480,000**

An enclosure of arable land extending to 24.45Ha (60.42 Acres). The land has been farmed within a rotation of winter cereals and forage maize and is currently winter wheat. The land has been drained and plans are available from the Vendor's agents.

### **Lot 2**

**Guide £50,000**

An enclosure of grassland extending to 1.96Ha (4.84 Acres).

### **Method of Sale**

For sale by private treaty as a whole or in up to two lots.

### **Tenure**

The land is sold freehold with vacant possession on completion subject to holdover on Lot 1 until 30 September to harvest the growing crop of winter wheat.

### **Higher Level Scheme and Basic Payment Scheme**

The Vendor shall claim and retain the 2022 payment in full. The appropriate number of Basic Payment Scheme entitlements are included within the sale and will be transferred to the purchaser(s) in readiness for the 2023 claim.

The land is included within a Higher Level Scheme under the reference AG00592731 which commenced on 1<sup>st</sup> November 2014. The purchaser(s) will be required to take over the part of the agreement that relates to the property on completion. Further details are available from the Vendor's agents.

**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 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. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. 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.

### **Wayleaves, Easements and Rights of Way**

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. There is a electricity pylon located on the eastern boundary of the property.

### **VAT**

VAT will be payable on the apportioned market value of the entitlements. This value will be confirmed at the point a sale is agreed.

### **Viewing**

During daylight hours with particulars in hand. Closest postcode NR15 2YW.

### **Solicitor**

Birketts, Kingfisher House, 1 Gilders Way, Norwich, Norfolk, NR3 1UB.

### **Joint Selling Agents**

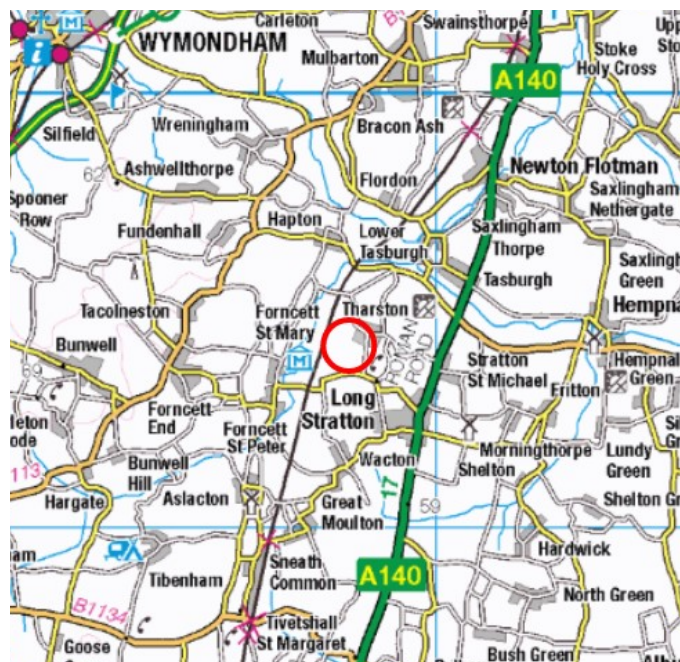
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