



Land at Morningthorpe, Norfolk

twgaze



Land at Morningthorpe | Norfolk

Norwich 12 miles, Diss 12 miles.

20.689 Ha (51.12 Acres) Agricultural Land

The Land

Arable land extending to 20.689 Ha (51.12 Acres).

Three parcels of arable land at Morningthorpe, Norfolk, being sold for the first time in 100 years having been in the same family ownership since 1921.

The land is classified by MAFF as Grade 3 and described by the Soil Series as being Beccles 1, a sandy clay loam suitable for growing cereals, pulses and some root crops. The land has supported a typical combinable and root crop rotation for this area and has benefitted from regular applications of farmyard manure.

Situation

The land is situated at Morningthorpe, Norfolk. Equidistant between Norwich and Diss and just 1 mile from the A140.

Tenure

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

For Sale

By Private Treaty as a whole or in up to 3 lots.

Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ

01953 423 188

www.twgaze.co.uk

The Land

Lot 1

An enclosure of arable land extending to 15.023Ha (37.12 Acres), currently cropped with temporary grass.

Lot 2

An enclosure of arable land extending to 4.233Ha (10.46 Acres), currently cropped with winter oilseed rape.

Lot 3

An enclosure of arable land extending to 1.433Ha (3.54 Acres), currently cropped with winter oilseed rape.

Lot	RLR Reference	Area Ha	Area Ac	Cropping History				
				2022	2021	2020	2019	2018
1	TM2191 4558	15.023	37.12	Grass	Winter Wheat	W OSR/Maize	Winter Wheat	Maize
2	TM2191 3209	4.233	10.46	W OSR	Winter Wheat	Maize	Winter Wheat	Grass
3	TM2190 5589	1.433	3.54	W OSR	Winter Wheat	Maize	Winter Wheat	Grass
Total		20.689	51.12					

General

Access All lots are accessed directly from the public highways Wood Lane and Anson's Lane and Lot 1 also has 2 access points over Morningthorpe Common.

Land Drainage The land has been drained and all drains run clearly and are visible but no drainage plans are available.

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.

Services No services are connected.

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

Environmental Schemes The land is included within a Mid Tier Countryside Stewardship Scheme (reference AG1055436 which commenced on 1st January 2021. 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.

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.

An overhead electricity line cross Lot 1. An underground mains gas pipe crosses Lots 1 and 2. A public footpath crosses Lot 1.

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.

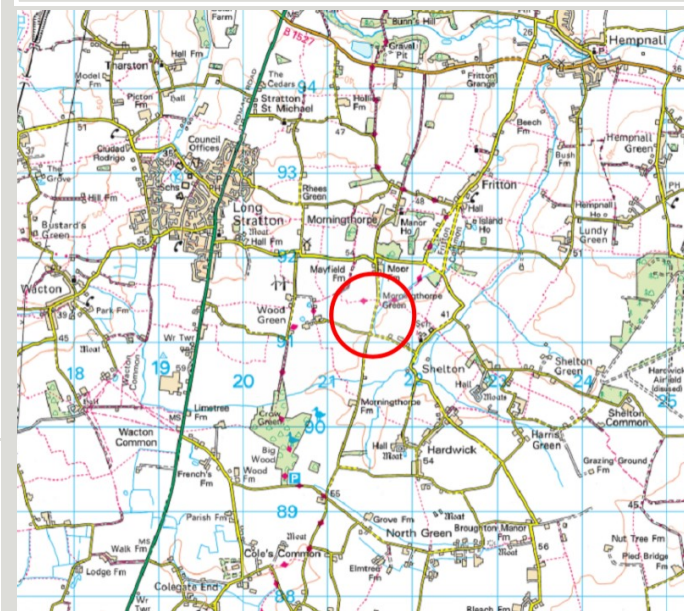
Viewing With particulars in hand during daylight hours.

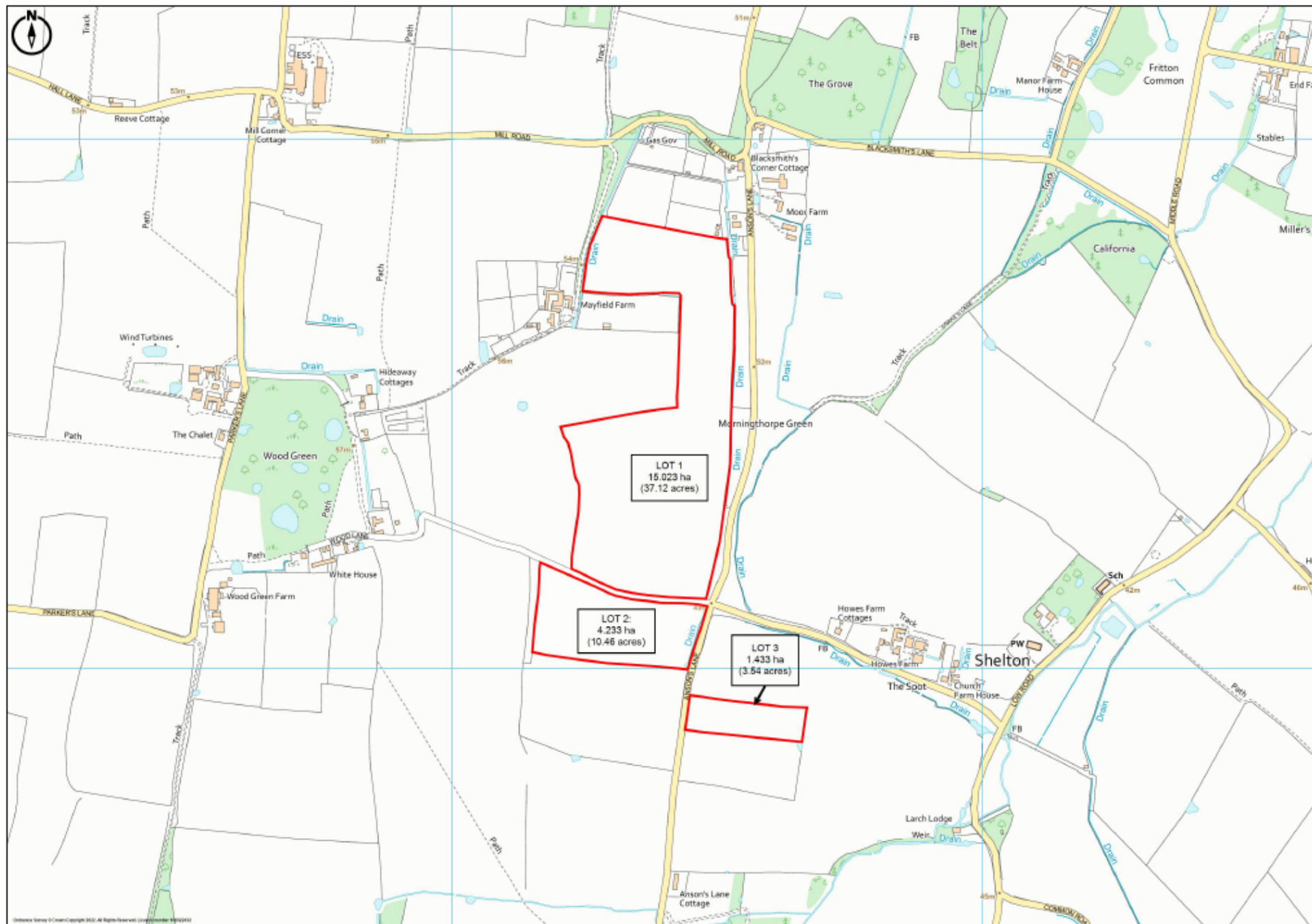
Nearest Postcode NR15 2RZ

Selling Agent Rachael Hipperson - 07795 604672 / R.Hipperson@twgaze.co.uk

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