



Marsh, Reedbed and River Wall at Limpenhoe, Norfolk

twgaze





## Marsh, Reedbed and River Wall at Limpenhoe, Norfolk

2.94Ha (7.26 acres) Grazing Marsh

### Situation

The land is located within the parish of Cantley, Limphenhoe and Southwood in south Norfolk, approx. 6 miles from Acle.

### The Land

A single grazing marsh bordering the River Yare extending to 2.94 Ha (7.26 acres).

The marsh benefits from river frontage on the River Yare and a large area of water and reeds created following flood defence works, making it an attractive wildfowling asset.

Currently the land is not under any Sustainable Farming Incentive or Countryside Stewardship Scheme but does have the potential to gain additional income through the schemes.

### For Sale

By private treaty



### Selling Agents:

TW Gaze  
33 Market Street, Wymondham, NR18 0AJ [www.twgaze.co.uk](http://www.twgaze.co.uk)

01953 423 188



**Location** Closest postcode NR13 3ST  
Marsh ///shorten.wacky.interacts  
Start of track to marshes ///foggy.note.cyclones

#### Environmental Schemes

The marsh is not currently within any Sustainable Farming Incentive or Countryside Stewardship scheme but does have the potential to gain income through these schemes.

**Designations** The majority of the marsh is on the Priority Habitat/Species inventory as Coastal and Floodplain Grazing Marsh.

**BPS** All delinked BPS receipts will be retained by the vendor.

**Sporting Rights** All sporting and wildfowling rights are included within the sale of the freehold.

**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.

#### Access

The marsh has legal access along a track located off Marsh Lane in Limpenhoe. As shown below:



**Services** No services are connected.

**Tenure** Freehold with vacant possession upon completion.

**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 with particulars in hand.

**Agents Note** As required by the Estate Agents Act 1979 we declare the owner of this property is connected to a member of staff at TW Gaze.

**Selling Agent** Rachael Hipperson  
07795 604 672  
R.Hipperson@twgaze.co.uk

**Vendor's Solicitor** TBC



#### 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.



