



## Arable Land

A single parcel of arable land extending to approximately 6.015 Ha (14.86 Ac)

Beccles Road (A143) | Bradwell | Norfolk | NR31 9DT

For Sale by Private Treaty

## DESCRIPTION

A single parcel of productive arable land extending in all to approximately 6.015 Ha (14.86 Acres), offered for sale as a whole, as shown outlined red on the sale plan. The land has good access being directly off the Beccles Road (A143).

The land is gently undulating with boundaries marked by a combination of entrance gates, hedges, ditches, banks and trees. The access is in the north east corner.

The land is classified as Grade 2 with soils of the Hall and Sheringham soil series, known to be coarse loam over sand and freely draining.

The land is currently stubble following the previous cereal crop with vacant possession being available on completion. The land has been cropped as part of an arable rotation as follows:

Year	Crop
2023	Spring Barley
2022	Winter Barley
2021	Spring Barley
2020	Winter Barley / Fodder Beet
2019	Spring Barley

## LOCATION

The land is situated in a good location being approximately 4 miles south west of Great Yarmouth on the main A143 leading south.

## DIRECTIONS

From Great Yarmouth head south west on the A143 towards Beccles. Pass through the suburb of Bradwell and on reaching the roundabout continue on the Beccles Road and the field is 650m on the left hand side.

**Postcode:** NR31 9DT **What3Words:** ///monument.animal.responded

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety.



**Important Notice** These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective Purchasers should satisfy themselves on such matters prior to purchase. The Purchaser(s) shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the Vendor or his servants, or agents, in relation to, or in connection with the property. The property is sold with all faults and defects whether of condition or otherwise, and the Vendors are not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the purchaser to rescind or be discharged from the contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Photographs dated July 2023; Particulars dated January 2024.

## METHOD OF SALE

The property is offered for sale by Private Treaty as a whole with a **guide price of £175,000**.

## TENURE AND POSSESSION

Freehold, with Vacant possession available on completion.

## MINERALS, TIMBER AND SPORTING RIGHTS

In so far that they are owned by the vendor, the minerals, timber and sporting rights are included in the sale.

## LAND REGISTRY

The land is currently unregistered.

## BASIC PAYMENT SCHEME

The land is registered on the Rural Land Register.

## ENVIRONMENTAL SCHEMES

No Environmental management Schemes are applicable to the land.

## PLANNING

The property is within the jurisdiction of Great Yarmouth Borough Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues and development opportunities for the property.

## RIGHTS OF WAY, EASEMENTS, WAYLEAVES AND COVENANTS

The property is sold subject to, and with the benefit of all easements, rights of way, privileges etc., which may affect the same, whether mentioned hereto or not. The property has overhead electricity transmission cables.

## OUTGOINGS

Environment Agency General Drainage Charges (Where applicable)

## AUTHORITIES

Great Yarmouth Borough Council – 01493 856100

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

## VAT

No VAT will be due on the sale.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## DISPUTES

Should any dispute arise between the Vendor and the purchaser(s) as to the boundaries, fences or any other point arising out of these particulars, then the Agent's decision shall be binding upon all parties.

**01603 250808**

Offices at Aylsham and Norwich

**Arnolds | Keys**  
Irelands Agricultural