



Land at Forncett St Mary and Tharston, Norfolk

twgaze





# Land at Forncett St Mary and Tharston, Norfolk

Wymondham 6 miles | Diss 10 miles | Norwich 12 miles

**55.61 Ha (137.41 Acres) Agricultural Land**

## Situation

The land is situated in the parishes of Forncett St Mary and Tharston, Norfolk.

## The Land

Five enclosures of connecting arable land extending to 55.61 Ha (137.41 Acres). The land is divided by a railway line over which are 2 bridge crossings suitable for large agricultural vehicles.

Lot 1 - 46.45 Ha (114.78 Acres)

Lot 2 - 9.16 Ha (22.63 Acres)

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.

## Tenure

Freehold with vacant possession upon completion.

## For Sale

By Private Treaty as a whole or in 2 lots.

## Selling Agents:

TW Gaze

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

01953 423 188



## General Remarks and Stipulations

**Access** The land is accessed from south from Station Road, Forncett St Peter and from the north from Wood Lane, Tharston which is a Norfolk County Council maintained unsurfaced road.

**Land Drainage** The land has been drained and all drains run clearly. Drainage plans are available upon request.

**Environmental Schemes** The land is included within two different Environmental Stewardship agreements which expire on 31/10/2024 and 31/12/2025. The agreements include hedge management and arable options. Further details are available upon request.

**Growing crops** The value of the growing crops will be assessed and charged to the purchaser(s).

**Assessments** A land drainage charge is payable to the Environment Agency.

**Services** No services are connected.

**BPS and Entitlements** The Vendor claimed, and will retain, the 2023 BPS payment.

**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.

**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.

There is a electricity pylon located on the eastern boundary of the property and overhead electricity lines and poles on the southern boundary against Station Road. All Wayleave payments received in relation to the land will be transferred to the purchaser. A public footpath crosses both lots.

**Viewing** With particulars in hand during daylight hours.

**Location** Wood Lane: NR15 2YW ///shins.pickle.steadier  
Station Road: NR16 1HZ ///visa.boardroom.props

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

**Vendor's Solicitor** Birketts LLP  
Providence House  
141-145 Princes St  
Ipswich IPI 1QJ  
Tel: 01473 299104  
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Contact: Iona Chisholm



RLR Reference	Area Ha	Area Ac	Cropping History				
			2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
TM1794 7323	24.51	60.56	OSR	Winter Wheat	Winter Wheat	Maize	Maize
TM1794 4134	2.00	4.94	Stubble	Winter Wheat	Grass	Grass	Grass
TM1794 2326	7.16	17.69	OSR	Winter Wheat	Winter Barley	Winter Wheat	Lucerne
TM1793 5582	13.84	34.20	Grass	Grass	Winter Wheat	OSR	Winter Wheat
TM1793 7181	8.10	20.02	Grass	Grass	Winter Wheat	OSR	Winter Wheat
<b>Total</b>	<b>55.61</b>	<b>137.41</b>					

**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.

