

Church Road  
Postwick  
Norfolk

10.75 Acres Arable Land  
For Sale as a Whole

By online timed auction on Wednesday 15 May 2024



## 4.35 Ha (10.75 Acres) at Postwick, Norfolk.

**Guide Price £100,000—£120,000**

### Description

A single enclosure of arable land extending to 4.35 Ha (10.75 Acres) accessed along the track coloured brown. The land supports a typical cereal and root crop rotation for this area and is classified as Grade 3.

### Basic Payment Scheme

The vendor will retain all of the delinked payment.

### Tenure

The land is sold freehold with vacant possession. Subject to holdover up until 30th November 2024 for the vendor to harvest the growing sugar beet crop.

### 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.

The land has a prescriptive right of access for agricultural use along the track coloured brown. Further details are in the legal pack. This access track is also a public footpath.

### Method of Sale

For sale as a whole by online timed auction on closing at 2pm on Wednesday 15 May 2024.

### Viewing

During daylight hours with particulars in hand. Please park considerately.

### 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5.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.

### Solicitor

Leathes Prior Solicitors

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### Agent

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### How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

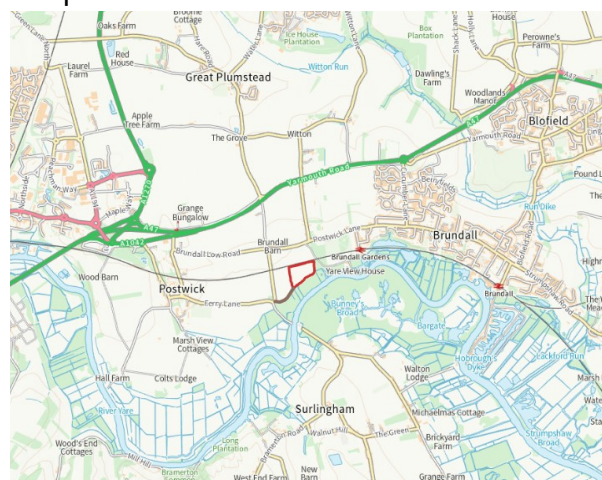
### Administration fee

An administration charge of £750+ VAT (£900 per lot) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

### Location

///what3words: dignity.pupils.senses

Closest postcode: NR13 5DU



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