



Marshes at Langley and Hardley, Norfolk

twgaze



## Agricultural Grazing Marshes at Langley and Hardley, Norfolk

112.97 Ha (279.15 acres) Grazing Marshes

### Situation

The land is located within the parish of Langley with Hardley in south Norfolk, approx. 3 miles from Loddon and 9 miles from Beccles.

### The Land

A block of productive grazing marshes bordering the River Yare extending to 112.97 Ha (279.15 acres).

Lot 1 - 31.07 Ha (76.78 acres) of grazing marshes with small area of woodland and access track. Including handling facility.

Lot 2 - 5.42 Ha (13.38 acres) in a single grazing marsh.

Lot 3 - 29.48 Ha (72.84 acres) of grazing marshes with access track.

Lot 4 - 29.53 Ha (72.96 acres) of grazing marshes and adjacent track.

Lot 5 - 11.87 Ha (29.34 acres) of arable marsh currently down as temporary grass.

Lot 6 - 5.61 Ha (13.85 acres) of river wall.

### For Sale

By private treaty as a whole or in up to 6 lots.

### 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 NR14 6AD  
Entrance to lots 1,2,3 and 6 ///marker.estimated.brightly  
Entrance to lots 4 and 5 ///linked.initiated.quite

**Access** All lots are accessed from Langley Street. Lots 1, 2, 3 and 6 are accessed via a track from Langley Street opposite Ivy Farm. This track is sold with the marshes and will be split between lots 1 and 3, with reciprocal access rights as required. Lots 4 and 5 are also accessed from Langley Street over a track adjacent to Willow Farm, of which there is a right of way. Lot 4 includes the adjacent access track and also has a right of way through the Round House. More details from the Agent. Please do not drive above 10mph on the tracks.

**Environmental Schemes** The land is within two Higher Level Stewardship agreements AG00839366 (01/01/2022 ~ 2026 and AG00839367 (01/01/2022 ~ 31/05/2028). The vendor has explored revenue under CS and SFI and it is believed that once applications can be facilitated transferring the land into equivalent management options under CS and SFI will further enhance income generation. Draft Higher Tier applications can be shared with the purchaser(s).

**Designations** The permanent grassland is designated a Priority Habitat/Species inventory, Coastal and Floodplain Grazing Marsh, Purple Moor Grass and Rush Pasture, Reedbeds. Species Lapwing, Red Shank and Snipe. Also, within Lot 1, there is the Poplar Farm Meadows Langley SSSI.

**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. Both access tracks are subject to multiple users with rights. A public footpath is located on Lot 6. Overhead electricity lines with associated poles and stays cross lots 4 and 5.

**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** Strictly by appointment with the selling agent.

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

**Vendor's Solicitor** Sprake & Kingsley Solicitors  
16 Broad Street  
Bungay  
Suffolk  
NR35 1EN

Contact: David Sprake  
Email: dsprake@sprakekingsley.co.uk  
Phone: 01986 891 915



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