

A parcel of arable land extending to 9.49 acres (3.84 ha) located south of the Norfolk village of South Lopham

Guide Price

£100,000

Ref: W436/B

Freehold

Land at
South Lopham

Norfolk

IP22 2JW



For sale freehold with vacant possession as a whole or in two lots.

Lot 1 : 7.86 acres (3.18 ha) £70,000

Lot 2 : 1.63 acres (0.66 ha) £30,000

Contact Us



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Introduction

The land at South Lopham comprises two parcels of agricultural land extending to approximately 9.49 acres (3.84 ha).

Method of Sale

We are instructed to offer the land for sale by private treaty, inviting offers for the whole or individual lots with the intention of achieving exchange of contracts as soon as possible, with completion by agreement. A deposit of 10% of the purchase price will be payable on exchange of contracts and, if early entry is required, then the purchaser will be asked to pay an additional 10% deposit at that stage.

Vendor's Solicitor

Ashtons Legal, Fornham Business Court, The Long Barn, Fornham St Martin, Bury St Edmunds, Suffolk IP31 1SL, Attn Rebecca Gatens ; Tel. 07809 389679; email: rebecca.gatens@ashtonslegal.co.uk.

Location

The land is situated to the south of the small village of South Lopham. South Lopham lies approximately 5 miles to the west of the Norfolk market town of Diss.

Description

In total the land extends to 9.49 acres (3.84 ha) and has direct road frontage to the B1113 Redgrave road.

Access to the land can be taken off the private track, Chequers Lane.

The land provides a good opportunity to purchase two parcels of land which are shown as Grade 3 on the DEFRA 1:250,000 Series Agricultural Land Classification Map and are of the 711R Beccles 1 Soil Series Association.

Lot 1 is currently uncropped and has been fallow for a number of years but was previously in an arable crop rotation. Lot 2 is a rectangular parcel of fallow land and was in arable rotation a number of years ago. It is suitable for ongoing arable farming or amenity use subject to planning.

The land is shown for identification purposes only outlined on the enclosed plan. There will be a restriction on erecting a fence within 2m of the edge of Chequers Lane.

Services

There are no services connected to the land.

Viewings

At any reasonable time, with particulars in hand.

Rights of Way, Wayleaves, Easements Etc.

The property is sold subject to and with the benefit of all rights of way, wayleaves and easements that may affect the land. There are no known third party rights of way.

Timber, Sporting and Minerals

All sporting rights, standing timber and mineral rights (except as reserved by statute or to the crown) are included within the sale of the freehold.

Environmental Schemes

There are no Environmental Schemes on the land.

Outgoings

The land is sold subject to any drainage rates and other outgoing that may be relevant.

Boundaries

Boundaries are shown for identification purposes only outlined red on the enclosed plan. Purchasers should satisfy themselves with regard to these and no error, omission or misstatement will allow the purchaser to rescind the contract nor entitle either party to compensation thereof.

The land is currently registered with the Land Registry under title numbers NK106251 and NK345002.

Town and Country Planning

The property is sold subject to any development plans, Tree Preservation Orders, Ancient Monument Orders and Town and Country schedules or other similar matters as may be or come into force.

There will be an overage agreement attaching to the sale of both lots with a 30% uplift in value payable to the vendors for a period of 30 years for any non-agricultural, non-horticultural or non private equestrian use which will become payable upon the grant of planning permission.

VAT

Should any sale of the land, or any right attached to it become a chargeable supplier for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price although this is not anticipated by the seller.

Tenure and Possession

The land is for sale freehold with vacant possession upon completion.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

November 2024

Directions

Travelling from the A1066, enter the village of South Lopham. Take the B1113 Redgrave Road signposted Botesdale and Redgrave. After approximately 2 miles the land can be found on the right hand side as indicated by the Clarke dan Simpson For Sale board. The nearest postcode for the property is IP22 2JW.

The what3words location is overgrown.thirsty.magically.



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Land at South Lopham

