



## Arable Land For Sale

Two parcels of arable land extending in all to approximately 10.16 Ha (25.11 Ac)

Ploughboy Lane | Saham Hills | Thetford | Norfolk | IP25 7JN

For Sale by Private Treaty

## DESCRIPTION

An opportunity to acquire two parcels of gently undulating arable land in a village location, extending in all to approximately 10.16 Hectares (25.11 Acres) with direct access off Ploughboy Lane.

Of the whole, the arable area is approximately 9.76 Hectares (24.12 Acres) over two parcels which are divided by a mature hedge and ditch. The larger parcel is approximately 8.13 Hectares (20.09 Acres) and the smaller parcel is approximately 1.63 Hectares (4.03 Acres).

The balance of the land is made up by a small concrete pad which adjoins Ploughboy Lane together with an area of rough ground.

The land is classified as Grade 3 with soils of the Burlingham, Fincham and Freckenham soil series described as being loamy and sandy; chalky till over glaciofluvial drift.

The boundaries are well established, consisting of a combination of ditches, mature hedging, trees and fencing.

The land is suitable for continued agricultural use, alongside environmental schemes. Alternatively, it could be used for amenity purposes, equestrian or for biodiversity net gain (BNG) purposes.

## LOCATION

The land is located to the southeast of the village of Saham Hills and to the north of the village of Saham Toney. The market town of Watton is approximately 2.0 miles to the south and Swaffham is approximately 9.0 miles to the northwest. Thetford is approximately 16.5 miles to the southwest.

## DIRECTIONS

From Watton head north on Saham Road for approximately 1.2 miles passing through the village of Saham Toney at which point the road becomes Chequers Lane. Turn right off Chequers Lane onto Ploughboy Lane and follow the road for approximately 300 yards and the land will be found on your left.

**Postcode:** IP25 7JN

**What3Words:** ///applies.laminate.warm

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing during daylight hours only with a set of particulars in hand. Please be vigilant and take care when making your inspection, in consideration of your own personal safety.

### METHOD OF SALE

The property is offered for sale by Private Treaty, as a whole at a **guide price of £215,000**.

### TENURE AND POSSESSION

Freehold, vacant possession is available on completion.

### OVERAGE CLAUSE

The land is offered for sale subject to an overage clause for a period of 50 years, where 40% of any increase in value will be due to the Vendors should any planning permissions be granted for any non agricultural use.

**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 August 2024; Particulars dated September 2024.

## 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 registered under Title Number NK272139.

## RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency.

## ENVIRONMENTAL STEWARDSHIP

The land is not entered into an environmental stewardship schemes.

## PLANNING

The property is within the jurisdiction of Breckland District Council, to whom interested parties are advised to make their own enquiries in respect of any planning 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.

## OUTGOINGS

Environment Agency General Drainage Charges.

## AUTHORITIES

Breckland District Council – 01362 656870

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

Rural Payments Agency – 03000 200 301

## VAT

In addition to the purchase price, should any sale on the property or rights attached to it become a chargeable supply in terms of Value Added Tax, such tax shall be payable by the Purchaser in addition.

## 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**

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