



Buttercup Meadow

Grass Meadow for grazing extending in all to approximately 2.27 Hectares (5.61 Acres)

Spixworth Road / Oak Lane | Norwich | Norfolk | NR6 7NF

TO LET BY TENDER - Closing date: Friday 8th November at 12 noon

DESCRIPTION

Buttercup Meadow is a single parcel of pasture land extending in all to approximately 2.27 Hectares (5.61 Acres).

The land is accessed directly off Spixworth Road via a gated entrance.

The land is undulating and has been divided into five individual paddocks which are currently grazed by horses. The boundaries are clearly visible and stock fenced.

The land is suitable for grazing or amenity uses and is available to let as from **1st April 2025**.

LOCATION

The land is located approximately 2.5 miles to the north of the centre of Norwich in the suburb of Old Catton. The land has road frontage on two sides to Spixworth Road and Oak Lane.

DIRECTIONS

From the centre of Norwich head north east on the A1151 Sprowston Road towards Wroxham. Bear left onto the B1150 signposted for North Walsham and follow this road heading up Constitution Hill and passing Sewell Park school on your left. Continue past the school and straight over at the mini roundabout. At the roundabout turn left onto the A1042, signposted for Cromer and continue for approximately 300 yards and before the traffic lights, turn right onto Oak Lane. Follow Oak Lane for another 200 yards and Buttercup Meadow will be seen on your left. Continue along Buttercup Meadow and at the junction turn left onto Spixworth Road, immediately on your left will be the gate to the meadow.

Postcode: NR6 7NF What3Words: ///spice.guess.point

GENERAL REMARKS AND STIPULATIONS

VIEWING

Viewing is easily available from the public pavement on Oak Lane. For those wanting to access the land please contact the office. Strictly no admittance to the land without an appointment.

PLEASE BE AWARE HORSES ARE CURRENTLY GRAZING THE LAND.

METHOD OF LETTING

The property is offered for let by Informal Tender please contact the office for a Tender Form.

AGREEMENT TERM

The new agreement will commence on the 1st April 2025 for an initial fixed term of five years. Vacant possession will be available as from the start of the agreement. The type of agreement will either be a Common Law Tenancy or Farm Business Tenancy depending upon the successful applicant and proposed use of the land.

RENT

The rent will be paid in advance in two equal instalments per year.

REFERENCE CHECKS

Reference checks will be undertaken on the successful applicant prior to any agreement being offered.

REPAIRS, MAINTENANCE & INSURANCE

The successful applicant will be responsible for all repairs and maintenance for example boundary fences, internal fencing and gates. The successful applicant will be required to take out appropriate Public Liability Insurance.

WATER

Mains water is connected and the successful applicant will be responsible for the cost of all water used.

ELECTRICITY

Electricity is not connected.

MONEY LAUNDERING REGULATIONS

Under Money Laundering Regulations we are required to check the identity of the successful applicant.

RIGHTS OF WAY, EASEMENTS, WAYLEAVES & COVENANTS

The property is let 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

Anglian Water: 03457 919 155

VAT

VAT will not be charged on the rent.

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.

IMPORTANT NOTICE

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 Tenants should satisfy themselves on such matters prior to letting. The Tenant(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 Landlord or his servants, or agents, in relation to, or in connection with the property. The land is let with all faults and defects whether of condition or otherwise, and the Landlord is 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 Tenant 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 October 2024; Particulars dated October 2024.

01603 250808

Offices at Aylsham and Norwich

Arnolds | Keys
Irelands Agricultural



BUTTERCUP MEADOW
Spixworth Road / Oak Lane | Norwich | Norfolk | NR6 7NF

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2.27 Hectares (5.61 Acres)**

**TENDER FORM: SUBJECT TO SATISFACTORY REFERENCING &
COMPLETION OF AGREEMENT**

NAME OF APPLICANT:

ADDRESS:

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TELEPHONE NO:

MOBILE NO:

E-MAIL ADDRESS:

Please write below the rent you will offer (on a per year basis) for the property as detailed in the particulars:

.....(nos.)

.....

.....(words)

Please state your intended use of the land:

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.....

Please provide a name and contact details for a referee who is prepared to give a character reference for you:

.....
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.....
.....

SIGNED:

DATE:

PLEASE NOTE THE FOLLOWING:

1. Your offer should be in writing and in pounds sterling, subject to contract.
2. No offer will be considered if it is made by reference to any other offer.
3. The Landlord does not undertake to accept the highest or any other offer.
4. If signing on behalf of a Company or Partnership, please state the capacity in which you sign. If you are an agent, please advise the full name and address of your client.

Offers can either be returned in a sealed envelope, clearly marked in the top left corner **'BUTTERCUP MEADOW'** and sent to:

**ARNOLDS KEYS – IRELANDS AGRICULTURAL
8 MARKET PLACE
AYLSHAM
NR11 6EH**

Or returned by email to: agricultural@arnoldskeys.com

to arrive not later than **12 NOON on FRIDAY 8th NOVEMBER 2024**