



## Amenity Land / Woodland

A single parcel of amenity land extending to 0.67 Ha (1.66 Ac)

School Road | Horning | Norwich | Norfolk | NR12 8PX

For Sale by Private Treaty





## DESCRIPTION

A single parcel of amenity land / woodland on the fringe of the popular village of Horning extending in all to approximately 0.67 Hectares (1.66 Acres) with direct access off School Road.

The land is offered for sale as a whole as shown outlined red on the sale plan. The land parcel adjoins School Road and benefits from a gated access which leads on to a hardcore track.

Boundaries are formed by a mature roadside hedge, brick wall, domestic hedges and fencing and an open ditch along the southern boundary.

The land parcel has regenerated over the years and now supports a number of well established oak and alder trees with a mixed understorey.

## LOCATION

The land is located on the south eastern fringe of the village of Horning. Horning adjoins the River Bure and comprises a range of local amenities, shops, pubs and a primary school and is a popular destination with tourists. The village of Potter Heigham is 6.0 miles to the north east and the villages of Hoveton & Wroxham are approximately 3.5 miles to the north west. The City of Norwich is approximately 13 miles to the south west.

## DIRECTIONS

Drive through the village of Wroxham on the A1151 and continue over at the first mini roundabout and turn right at the second mini roundabout onto the A1062, Horning Road, signposted for Potter Heigham / Ludham / Horning. Follow this road for approximately 3 miles and on passing the sign for Upper Street (Horning) take the next right turn signposted School / Church. Follow this road for 200 yards and turn right onto School Road. Continue along School Road for approximately 0.5 miles and the land will be found on your left. The access has a galvanised gate as marked by the "For Sale" board. There is the ability to park off the road, directly in front of the gate.

**Nearest postcode:** NR12 8PX

**what3words:** ///cucumber.bleat.detective

## GENERAL REMARKS AND STIPULATIONS

### VIEWING

Viewing during daylight hours only with a copy of these particulars in hand. Please be careful and vigilant when making an inspection for your own personal safety. We advise wearing boots when making your inspection. Neither the Agents or the Vendors accept any liability.

### METHOD OF SALE

The property is offered for sale by Private Treaty as a whole with a **guide price of £40,000.**

### TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion.

### MINERALS, TIMBER AND SPORTING RIGHTS

In so far as they are owned by the vendor, the timber and sporting rights are included in the sale. The mines / mineral rights are reserved to the Church Commissioners.

### LAND REGISTRY

The land is registered with the Land Registry and forms part of Title NK212120.

### PLANNING

The property is within the jurisdiction of North Norfolk District Council, to whom interested parties are advised to make their own enquiries in respect of any planning issues 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. In particular, Anglian Water have a Right of Way over the track to gain access to their pumping station.

### OUTGOINGS

None.

### AUTHORITIES

North Norfolk District Council – 01263 513811

Norfolk County Council – 0344 800 8020

Environment Agency – 0870 850 0250

### VAT

No VAT will be charged on the sale of the land.

### 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.

### MONEY LAUNDERING REGULATIONS

We confirm that under Money Laundering Regulations we are required to check the identity of the purchaser(s).

### 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** 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 purchaser(s) 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 vendors 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(s) 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. Particulars dated March 2025.

**01603 250808**

Offices at Aylsham and Norwich  
**arnoldskkeys.com/agricultural**

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