



Grazing Marshes at Haddiscoe Island, Norfolk

twgaze



Grazing Marshes at Haddiscoe Island, Norfolk

Great Yarmouth 7 miles | Beccles 8 miles | Norwich 18 miles

34.40 Ha (85.00 Acres) Grazing Marshes

Situation

The land is situated on the renowned Haddiscoe Island in Norfolk on the edge of the Norfolk Broads.

The Land

6 interconnecting grazing marshes extending to 29.88 Ha (73.83 Acres) together with 4.15 Ha (10.25 Acres) of river wall and reedbeds, with the balance being the access track.

This block of marshes has its own access from the main access road at the south of the Island, and a handling facility.

The marshes have a long frontage onto the river wall against the River Yare and with full sporting rights being included the reedbeds create an exciting wildfowling opportunity with the marshes generating income from grazing and Countryside Stewardship.

The grazing has been let on seasonal grazing agreements for a number of years and is always highly sought after.

For Sale

By private treaty as a whole.

Selling Agents:

TW Gaze

33 Market Street, Wymondham, NR18 0AJ www.twgaze.co.uk

01953 423 188

Access The land is accessed from New Cut Bank Road off the A143. Follow New Cut Bank Road and turn right under the bridge and follow the concrete road (owned and maintained by the Internal Drainage Board (IDB)). Drive past the farmhouse and the land will be found on the right hand side at the end of the concrete road.

Location Closest postcode (Marsh Farmhouse): NR31 9HY
Exit A143 at [///opened.remembers.belief](#)
Entrance to marshes [///pointed.joyously.drilled](#)

Environmental Schemes The land is within a Countryside Stewardship agreement which commenced on 1st January 2022 for 5 years. Management options are GS10 and GS2. The agreement benefitted in changes to payment rates announced on 1st January 2024 and the annual payment is £14,281. The agreement will be transferred to the purchaser upon completion. Further details are available.

BPS and Entitlements The Vendor claimed, and will retain, the 2023 BPS payment, as well as the de-linked payments.

Assessments A land drainage charge is payable to IDB.

Sporting, Mineral and Timber Rights All sporting and timber rights are included within the sale of the freehold, as are the mineral rights insofar as they are owned.

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.

A public footpath runs along the river wall.

The adjoining marshes to the south and east have rights of access over the track.

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 With particulars in hand during daylight hours.

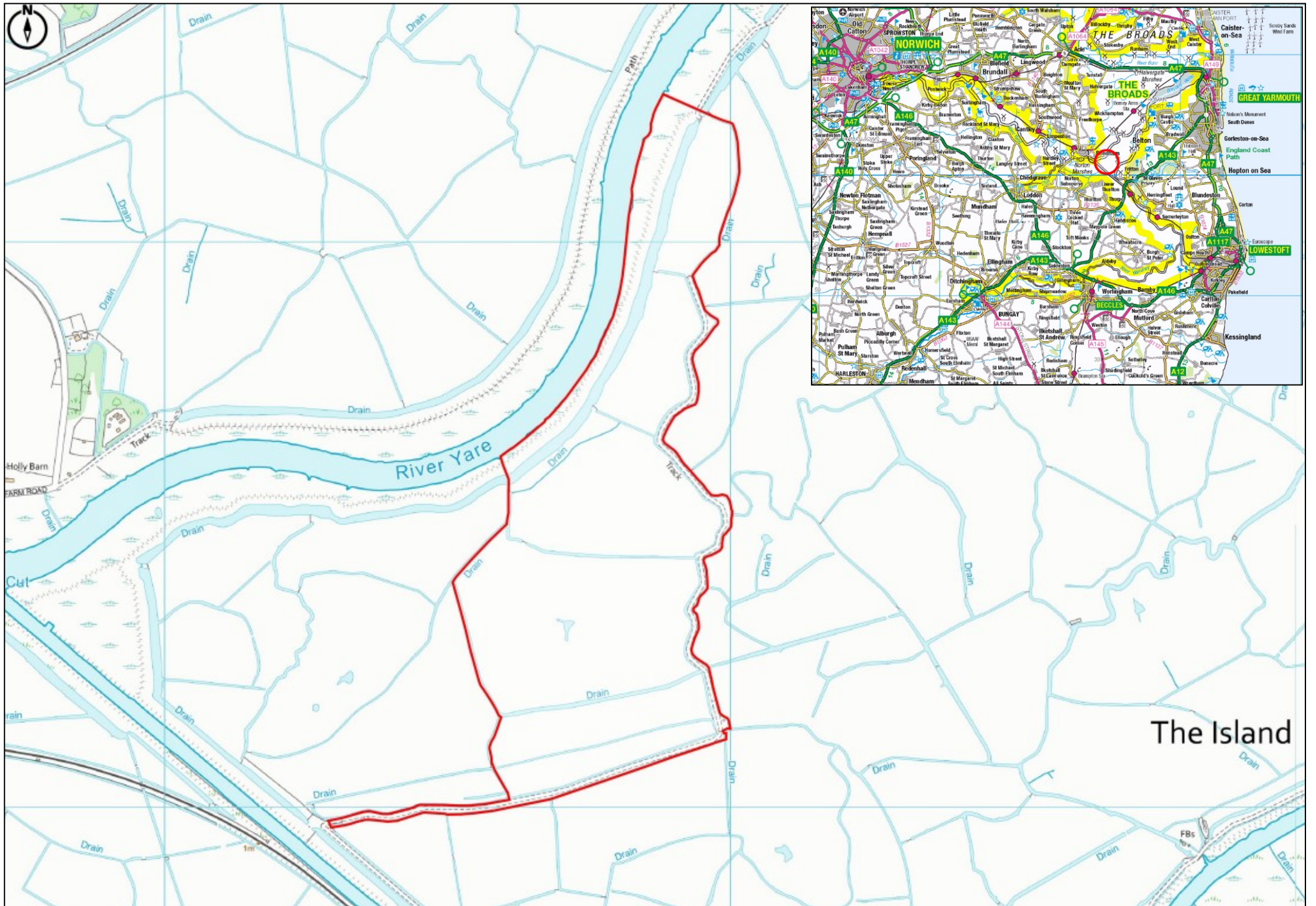
Selling Agent Rachael Hipperson
07795 604672
R.Hipperson@twgaze.co.uk

Vendor's Solicitor Hansells Solicitors - Yvonne Benner
Tel: 01603 275 820 / 01603 615 731
Email: yvonnebenner@hansells.co.uk



Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



The Island