

An attractive block of grazing land extending to approximately 62.50 acres (25.29 hectares) adjoining the River Waveney on the Norfolk/Suffolk border at Barsham.

Guide Price
£250,000 Freehold

Ref: C776(A)/B

Land at Barsham
Nr Beccles
Suffolk
NR34 8HA



Land to be sold freehold with vacant possession as a whole.

Contact Us



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Introduction

The land at Barsham extends to approximately 62.50 acres (25.29 hectares). The property provides purchasers with the opportunity to acquire a good size block of grassland for agricultural, amenity or investment purposes.

Method of Sale

We are instructed to offer the land by private treaty inviting offers for the whole with the intention of achieving exchange of contracts as soon as possible with completion by agreement, expected to take place four weeks thereafter. 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.

The land is being sold freehold with vacant possession being given upon completion.

Vendor's Solicitor

Birketts LLP, Providence House, 141-145 Princes Street, Ipswich, Suffolk IP1 1QJ.

Location

The land is situated in a picturesque rural position on the edge of the Norfolk Broads, between the north Suffolk towns of Bungay and Beccles.

Bungay lies approximately four miles to the west of the property and offers comprehensive facilities including Co-op supermarket and a range of pubs and restaurants.

Beccles lies approximately three miles to the east of the property and offers a wide range of comprehensive facilities including a railway station with links to the coastal town of Lowestoft and onwards to Ipswich and Norwich.

The Heritage Coast is within 16 miles and Norwich lies approximately 18 miles to the north west.

Description

The grassland extends to approximately 62.50 acres (25.29 hectares) and is offered for sale as a whole. It is shown for identification purposes outlined red on the enclosed plan.

It provides an opportunity to purchase a picturesque block of permanent pasture situated in a rural setting with river frontage on to the River Waveney. The land is divided into four main enclosures, which are each determined by either mature hedgerows, substantial drainage ditches and/or post and rail fencing. The vendor has carried out ditching and improvement works to the fencing in recent years.

The grass is currently let to a local farmer for the grazing of cattle and this has been the use class on the land for many years. The land is generally flat in topography, gently sloping north towards the River Waveney. The land includes a flood defence wall, which runs alongside the southern bank of the River Waveney.

There are no buildings on the land nor services connected to it.

Viewings

At any reasonable time, with particulars in hand, by prior arrangement with the Agents. Please note there is likely to be cattle within the field and viewings take place entirely at the risk of the viewer.

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.

The land can be accessed directly from the B1062 via an unrestricted right of way over an unmade track leading past the remains of Barsham Hall.



There are no known public footpaths affecting the property.

There is a 400KVA pylon line over-sailing the property from north to south.

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.

It is understood that the fishing rights along the River Waveney are retained by the Environment Agency.

Boundaries

All boundaries shall be as previously and the vendor is not required to define the same. These are shown for identification purposes only outlined in red on the enclosed plan. Purchasers should satisfy themselves that no error, omission or misstatement will allow the purchaser to rescind the contract or entitle any party to any compensation thereof.

The land has the benefit of being registered with the Land Registry - Title No's SK193461 & SK317439.

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.

Outgoings

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

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.



Rural Payments Agency

The land is registered with the Rural Payments Agency and was used to claim Basic Payment Scheme (BPS) by the vendor. With the end of the BPS scheme there will be no transfers to a purchaser with the exception of the land parcels on the Rural Land Register if required.

Environmental Stewardship Scheme

The land is currently within a Higher Level Stewardship Scheme which expires in September 2024. The Vendor will retain all of the 2024 payments in relation to the scheme.

Tenure and Possession

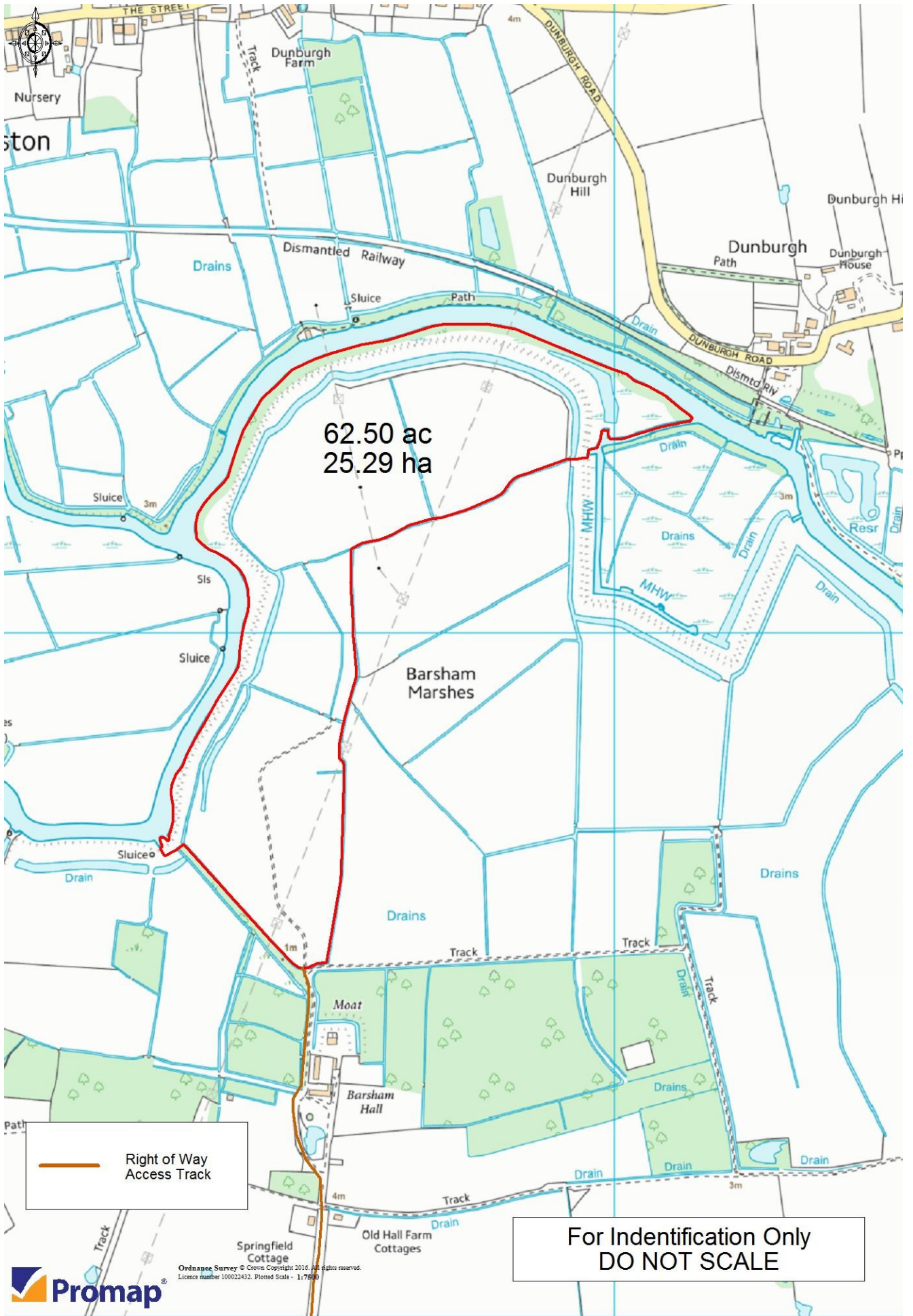
The land is for sale freehold with vacant possession. The land is occupied under a Grazing Licence which runs from 1st April 2024 to the 31st October 2024 and at which time the cattle will be removed from the Property.



NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/ their surveyors investigations as to the construction type of the property and its condition. Any distances, and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions, building contents or building regulations have been applied for or approved.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.

September 2024



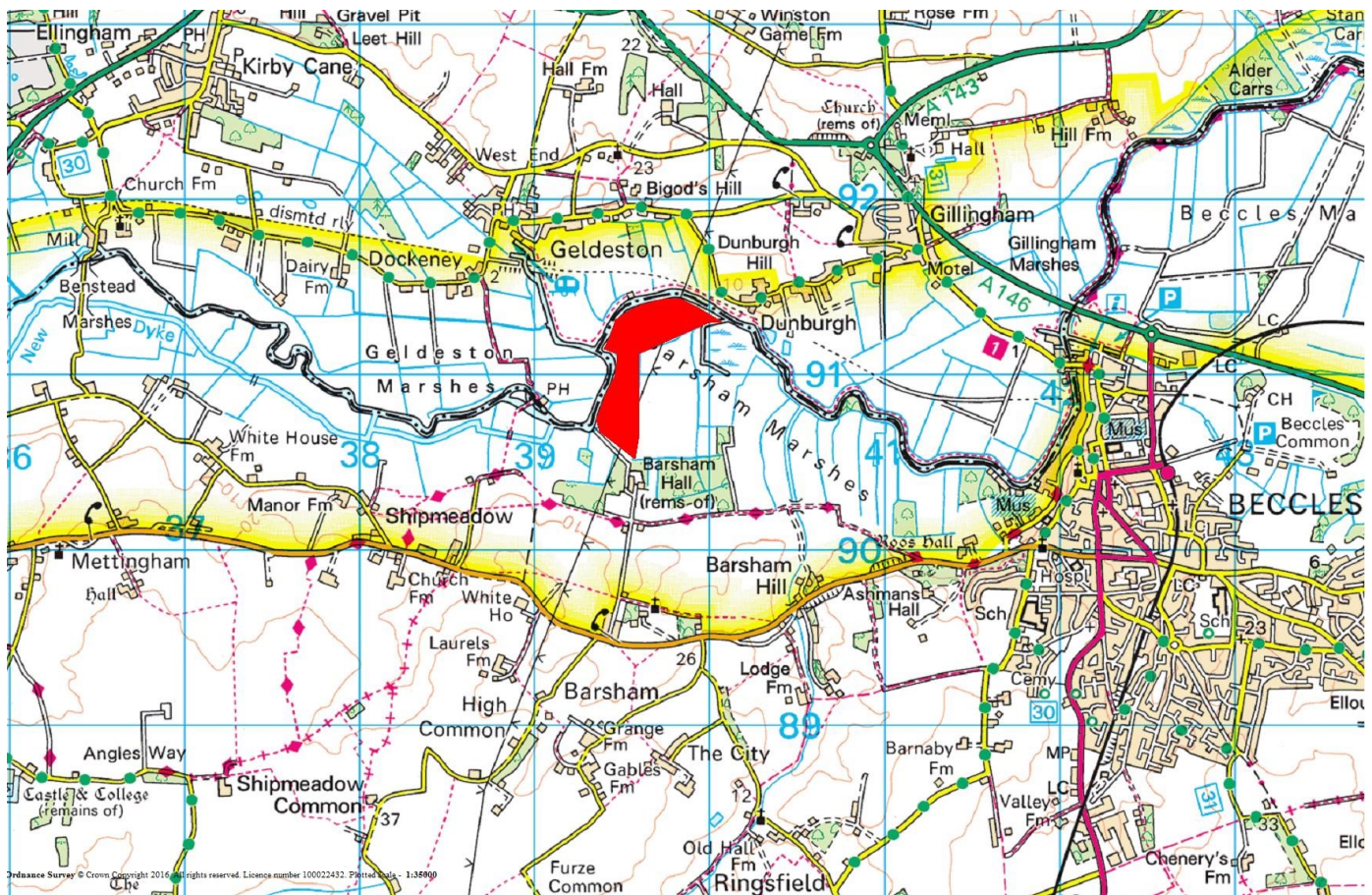


Directions

From Bungay, follow the signposts for Beccles along the B1062 passing through the villages of Mettingham and Shipmeadow. After passing Clarke's Lane on the right hand side (signposted Ilketshall St Andrew) continue for approximately 500 yards and turn left (signposted Calendars Houses) as indicated by the Clarke & Simpson 'For Sale' board). Follow the single track road for approximately 0.5 miles to where it splits. Take the left fork, around a mature leylandii hedge and in front of Barsham Barns and Calenders Houses through a wooded area. The gated access to the field can be found directly in front of you.

From Beccles, follow the B1062 signposted Bungay. After approximately 3 miles there is a finger post pointing towards Barsham Church. Approximately 500 yards after this sign turn right where indicated by the Clarke & Simpson 'For Sale' board, following the signs for Calendars Houses into a single track lane for approximately 0.5 miles to where it splits. Take the left fork, around a mature leylandii hedge and in front of Barsham Barns and Calenders Houses through a wooded area. The gated access to the field can be found directly in front of you.

What3Words location: //orders.worms.lovely



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