



Whole Plot - Offers in Excess of £120,000

Lot 1 – Offers in Excess of £50,000

Lot 2 – Offers in Excess of £70,000

DESCRIPTION

This offers the opportunity to acquire a plot of land in the village of Bergh Apton, Norfolk. The land is being offered for sale as a whole or as two separate lots.

The total area is 9.441 acres (3.820 hectares) with two ponds. There is also a ditch between the two areas and both have separate accesses.

Lot 1 – 2.842 acres (1.150 hectares), comprises of 2.73 acres (1.10 hectares) of permanent pasture, area of woodland and one pond.

Lot 2 – 5.620 acres (2.274 hectares) of wooded permanent pasture with one pond.

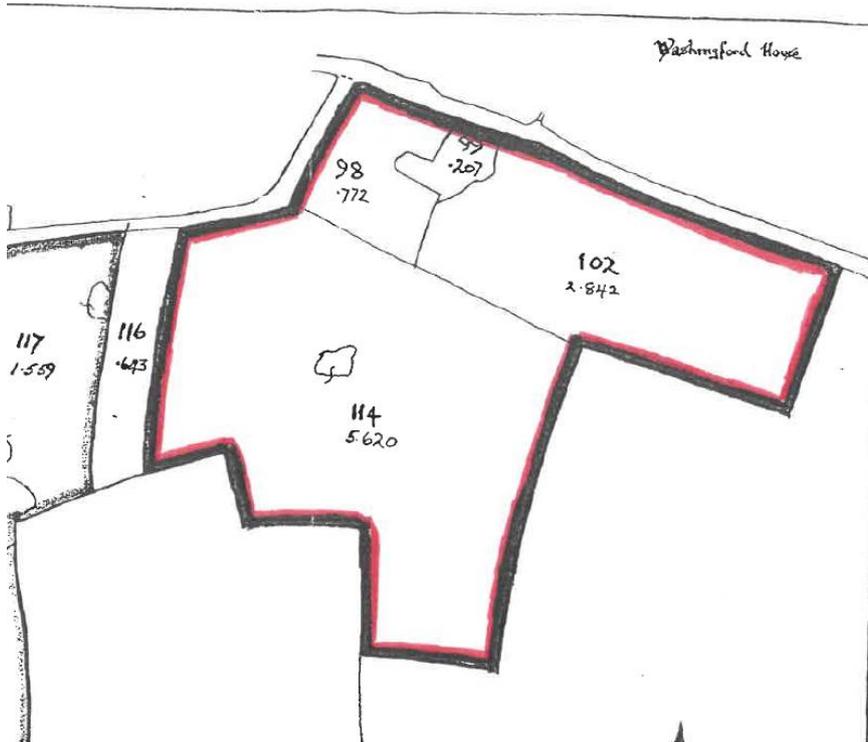
LOCATION

The plot of land is located off both Cookes Road and Dodgers Lane, Bergh Apton, Norfolk.

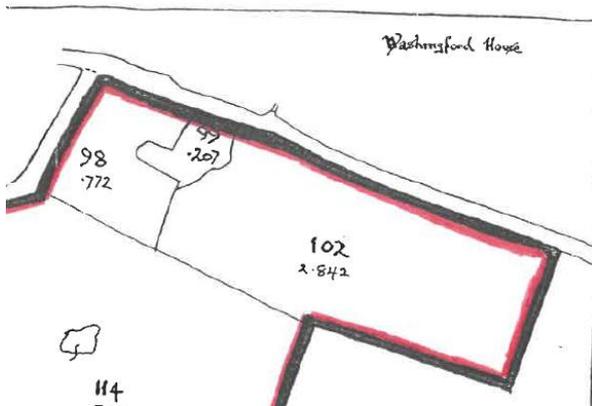


9.441 ACRES (3.820 HECTARES) OF GRASSLAND/WOODLAND, BERGH APTON

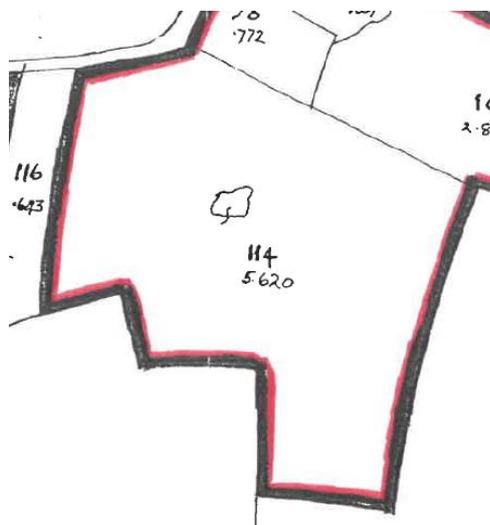
WHOLE PLOT:



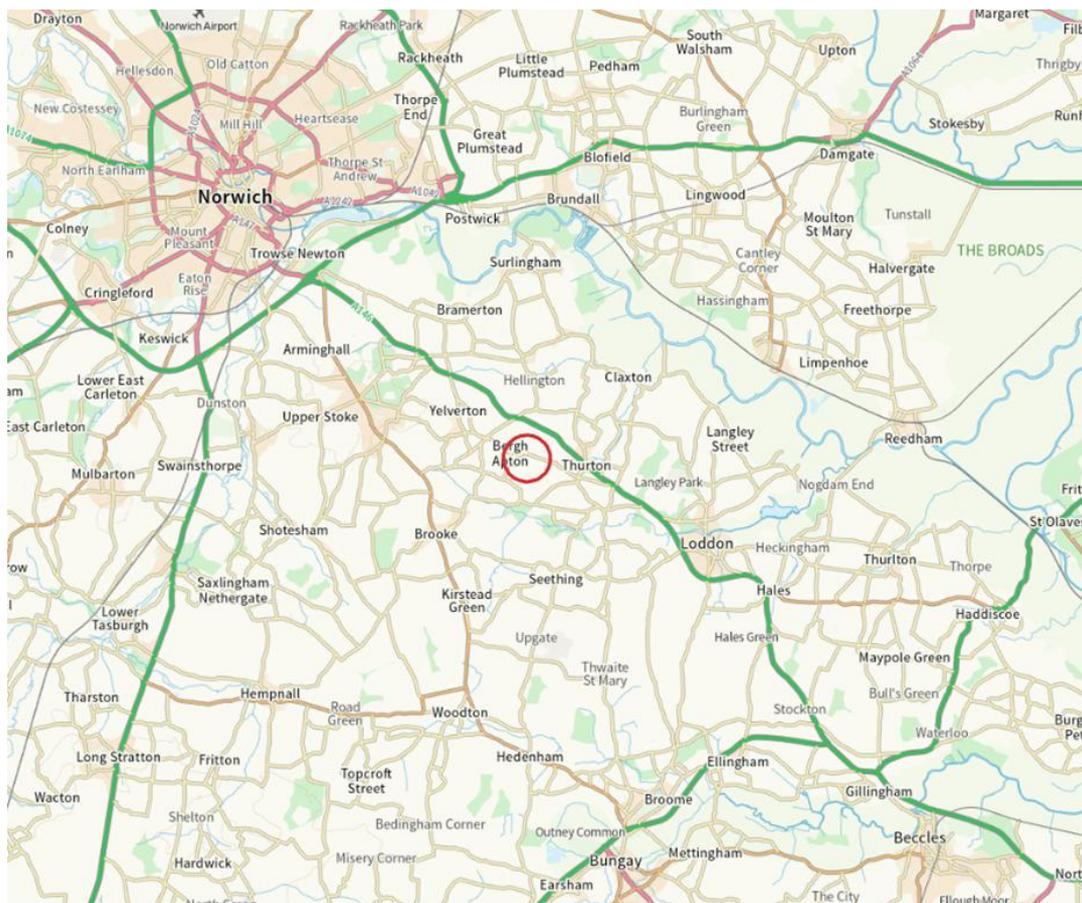
LOT 1:



LOT 2:



9.441 ACRES (3.820 HECTARES) OF GRASSLAND/WOODLAND, BERGH APTON



DIRECTIONS

As you head along the A146 towards Norwich from Beccles, take the right hand turning at The Geroge and Dragon in Thurton. Then at the next T Junction turn right along Cookes Road. The land is then located at the corner of the junction with Dodgers Lane on the left-hand side.

ENVIRONMENTAL STEWARDSHIP

The land has not been entered into any scheme.

NITRATE VULNERABLE ZONES

The land is within the Nitrate Vulnerable Zone for England and Wales.

ENVIRONMENTAL AUDIT

No audit has been undertaken in respect of the Environmental Protection Act 1990.

SERVICES

None.

TENURE

Freehold

OVERAGE CLAUSE

The land is to be sold with an overage clause over the whole plot of land, which will be for a term of 21 years with 50% of any uplift in value attributable to any planning permission being retained by the purchasers.



LOCAL AUTHORITY

Norfolk County Council:

County Hall, Martineau Lane, Norwich, NR1 2DH.

Tel: 0344 800 8020

SOLICITORS

David Sprake, Sprake & Kingsley Solicitors

16 Broad Street, Bungay, NR35 1EN

01986 891915/ dsprake@sprakekingsley.co.uk

VIEWINGS

Direct on-site during daylight hours with a copy of these sales particulars in hand.

