

22.60 ACRES (9.15 HECTARES) OF MARSHLAND OFF LOW ROAD, THURLTON



Guide Price of £80,000 - £85,000

DESCRIPTION

The land comprises of a range of reeds, rough ground, ponds and some small open areas of grass. Extending to 22.60 acres (9.15 Hectares) the land has been used for shooting and conservation purposes in recent years. There is now an opportunity to continue the usage or pursue alternative uses subject to planning permission.

There is a shipping container and small caravan located on the site and these are included within the sale.

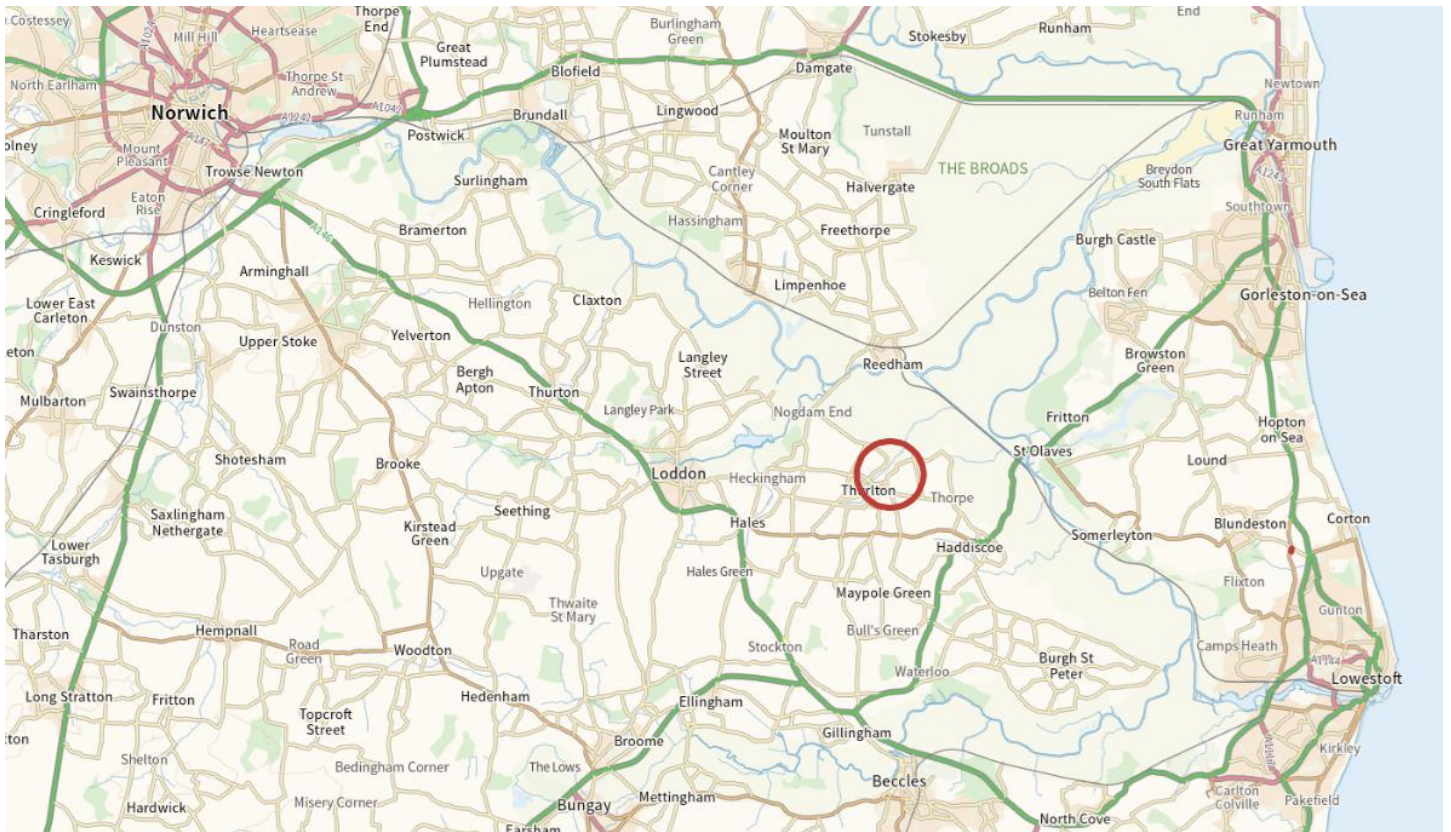
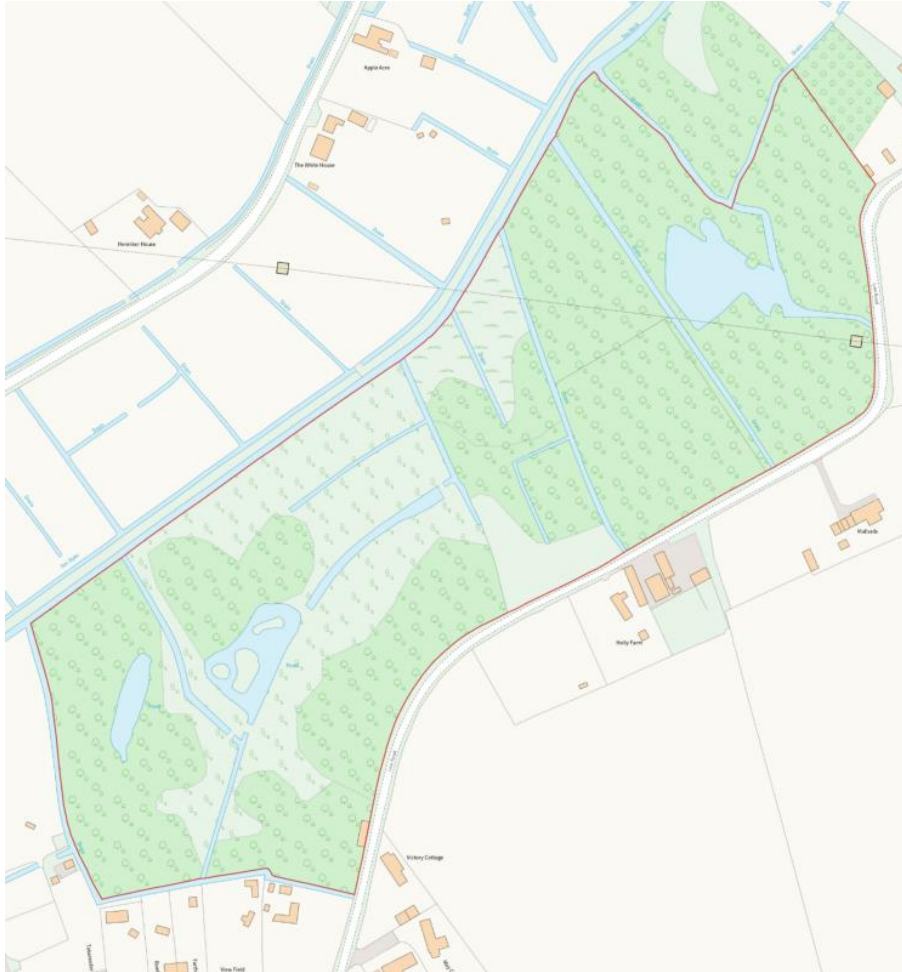
The land is going to best and final offers to be submitted in writing by noon on 15th September at our Harleston office. Please contact us for a tender form.

LOCATION

The woodland is accessed off Low Road, Thurlton.



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Contact our Agriculture team on:
T: 01379 646602 E: agricultural@durrants.com W: durrants.com

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DIRECTIONS

Heading south along the A146 towards Beccles from Norwich, take the first left at the roundabout at Hales. Drive through Hales and carry along the B1136 Yarmouth Road. Then take the left-handed turn signposted to the village of Thurlton. Head through the village of Thurlton until you reach a T Junction. Then turn left and immediately left again. At the next T junction turn left along Low Road/Tithebarn Lane and the access to the land is on your 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 connected

WAYLEAVES AND EASEMENTS

There is a high voltage electricity pylon which crosses the site, and any wayleave payments will be transferred to the prospective purchaser.



TENURE

Freehold

LOCAL AUTHORITY

Norfolk County Council:

Martineau Lane, Norwich NR1 2DH
0344 800 8020

SOLICITORS

Graham Gigg, Butcher & Barlow LLP Solicitors
3 Royal Mews, Gadbrook Park, Northwich, CW9 7UD
01606 334 309 / ggigg@butcher-barlow.co.uk

VIEWINGS

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

