

**4.75AC (1.92HA) LAND**  
OFF THE STREET, FLIXTON, NR35 1NZ

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**For Sale** : Amenity Land

**DURRANTS**  
SINCE 1853



## 4.75AC (1.92HA) LAND

OFF THE STREET, FLIXTON, NR35 1NZ

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**Guide Price : £45,000**

**Method of Sale : Private Treaty**

### DESCRIPTION

The property extends to 4.75ac (1.92ha) in total comprising of a single enclosure of grass. There is a small strip of woodland to the southwest boundary of the property.

Access is provided in part via a Right of Way across neighbouring land.

### LOCATION/DIRECTIONS

The land is located close to the village of Flixton between the towns of Harleston and Bungay.

The land sits adjacent to the adopted highway known as The Street.

From Bungay travel west on the B1062 for approximately 2.5 miles. The land will be found on your right after The Buck Public House.



## TENURE

Freehold with vacant possession.

## VAT

The Sellers have elected not to charge VAT on the sale of the land.

## EXCHANGE OF CONTRACTS

Exchange of contracts to take place within 4 weeks of receipt by the buyers' solicitors of the draft contract. Completion to take place up to 4 weeks thereafter.

## ENVIRONMENTAL STEWARDSHIP SCHEME

The land is not entered into any Environmental Stewardship Agreements.

## SERVICES

None are connected.



## SPORTING RIGHTS, TIMBER AND MINERALS

All sporting rights are included within the sale.

Standing timber and minerals subject to the usual statutory limitations.

## WAYLEAVES, EASEMENTS, RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, rights of way, covenants and restrictions whether mentioned in these particulars or not.

In particular, the land benefits from a right of access. The right of access benefits both pedestrians and vehicles.

The land is crossed by electricity poles.

## SOIL TYPE AND LAND GRADE

The soil is shown as Soilscape 9 being a lime-rich loamy and clayey soil. Primarily grassland with some arable.

The land is listed as being Grade 3 on the East Region, 1:250 000 Series Agricultural Land Classification map.

## OVERAGE CLAUSE

The land is sold subject to an overage agreement which will be for a term of 21 years with 40% of any uplift in value attributable to any planning permission being retained by the Sellers.

## What3words

[Slimmer.inspected.drive](#)

## VIEWING

At any reasonable time by prior notification to the Agent with a copy of the sale particulars to hand.

## HEALTH AND SAFETY

Given the potential hazards of a working farm, we would ask you to be as vigilant as possible when making an inspection for your own safety.





## CONTACT US

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## IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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