



OVER 15 ACRES OF WOODLAND & PONDS

Dam Hill Plantations, Holt Road, Edgefield, Norfolk NR24 2RR

Guide Price £140,000

BROWN & CO

DAM HILL PLANTATIONS AND PONDS

These form a delightful nature reserve of over 15 acres (6 hectares) lying one and a half miles south of Holt. Stag headed oaks show that this undulating site has been wooded for at least 200 years and gravel was worked until after World War II. A small stream runs through here from Valley Farmstead to the south with an outfall into the River Glaven to the north.

It was apparently in the 1960s that three ponds were created which have great sporting and amenity value. Pheasants, mallard, teal and gadwall are common while carp are the fish most often caught. There are glades and paths through the woodland which was hitherto integrated into a local farmers' shoot.

The name Dam Hill may relate to the river Glaven where it flows between Smokers Hole, the site of an old watermill to the north and Edgefield Hall, quarter of a mile to the west where at some point in the past the river was canalised as Hempstead Beck. Dam Hill is within the Glaven Valley Conservation Area as the river skirts around Holt to Hunworth before flowing northwards to Cley-next-the-Sea via Thornage and Glandford.

The site is approximately divisible into thirds with the three ponds forming the central section and the 1990s plantations forming the western roadside section while the ancient woodland and workings form the eastern section.

The ponds are shallow and somewhat overgrown while still providing habitat for swans, wildfowl and carp. The younger plantations near the road are mainly softwood trees including pine and larch while intersected by glades. Dam Hill Plantation, the ancient woodland on the east, comprises stands of various hardwood trees interspersed with grassed open areas along sloping ground.

DIRECTIONS

Head south from Holt on the B1149 for a mile and, after descending Edgefield Hill climb up the other side, for two hundred yards where the access is a track on the left opposite the drive to Edgefield Hall.

DISTANCES

Holt 1½ miles
Cley-next-the-Sea & Blakeney 6 miles
Sheringham 7 miles
Fakenham 13 miles
Norwich 21 miles
King's Lynn 35 miles

OUTGOINGS

There may be drainage rates chargeable.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

An overhead electricity line runs atop the roadside hedge and there is a right for the neighbouring landowner to drain his higher land through here and to accept the outfall across to the river Glaven at the northern end. The same party shares reciprocal rights of way with the vendor over the unmade track from the B1149 almost as far as the disused quarry.

TENURE

Freehold and with vacant possession on completion of purchase.

ANTI MONEY LAUNDERING LEGISLATION

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