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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Agricultural Buildings & Land

Tower Road, Fleggburgh, Great Yarmouth, NR29 3AU

Guide Price £350,000

Freehold

A rare opportunity to acquire a substantial block of grazing land with a range of purpose built agricultural buildings. Ideal for equestrian use or smallholding. Approximately 2.15 hectares (5.25 acres).

LOCATION

The land and buildings benefit from and are accessed via a long frontage to Tower Road just on the outskirts of the village of Fleggburgh. Fleggburgh is 8.6 miles north west of Great Yarmouth and 15.6 miles east of Norwich city centre. A sought-after village due to the commuting potential to both Great Yarmouth and Norwich and access to the Norfolk Broads and Norfolk coastlines.

PROPERTY DESCRIPTION

A rare opportunity to acquire a substantial block of grazing land with a range of purpose-built agricultural buildings.

The land benefits from a frontage extending to approximately 130 metres to Tower Road which provides access via an existing farm track to the range of agricultural buildings.

The buildings include a steel portal framed building constructed by Bacon in 1997 with a later built side extension. This building has been split into three areas providing storage and workshops. The right hand section can withstand grain storage with re-enforced floors and walls. Access to the front is via three up and over roller shutter doors. To the side of the approach there is a detached former piggery unit of basic block and timber construction with a pitched roof providing dry hay storage. A timber shed is provided here in front of the bacon building.

The remaining land has been used for grazing paddocks and is bound on two sides by hedges with post and wire fencing to the front and a new stock fence is to be installed to the left hand side.

The whole site extends to approximately 2.15 hectares (or 5.25 acres).

SCHEDULE OF ACCOMMODATION

Main agricultural Bacon building	306.33 sq m (3,300 sq ft)
Former piggery building	106.19 sq m (1,143 sq ft)
Front timber shed	22.30 sq m (240 sq ft)
Field stable/hay store	66.90 sq m (720 sq ft)

STATUTORY MATTERS

- The property has a county parish holding number for use as a farm smallholding business of 28/734/0095.
- The owner is currently not collecting any farm payments.
- No environmental audit has been undertaken.
- It is assumed timber and minerals and sporting rights will be included in the sale of the property.

SERVICES

Currently the site is not connected to any mains services. However, we believe that mains electricity, water and drainage is available within Tower Road.

OVERAGE

The property will be sold with an overage clause which will be for a period of 30 years and will benefit the sellers by way of a 30% share of the uplift in value of the land and buildings if alternative planning consents are granted on the whole or any parts of the site. This is particularly aimed at any future potential for residential development overall or on part of the site.

The overage clause will be triggered by each and every planning event through the life of the clause.

TERMS

The freehold of the property is available at a Guide Price of £350,000.

VIEWINGS & INFORMATION

Please contact the sole agents to arrange a viewing of the property which is by appointment only – either Daniel Bycroft on 01493 844489 or db@charlesbycroft.co.uk.

