



Amenity and Equestrian Land at Heath Road

Banham, Norfolk, NR16 2HS

15.96 Acres (6.46 Hectares)



KEY POINTS

- Rare opportunity to purchase amenity and equestrian land on the edge of an expanding village.
- Grassland extending to approximately 16 acres
- Three ring fenced paddocks with road frontage.
- Direct access onto Heath Road and just 4 miles from the A11.
- Two field shelters have been erected and will be sold with the land.
- Guide Price: £250,000



DESCRIPTION

Grassland extending to 15.96 acres (6.46 Hectares), as shown for identification purposes on the plan within these particulars. The land is located to the east of the village of Banham and is registered with HM Land Registry under title number NK379499. The land benefits from direct access onto the public highway, known as Heath Road. The land has been used for amenity purposes for many years, particularly for the grazing of horses.

The land comprises of a single field parcel which has been divided into three smaller parcels with post and rail fencing. The land is surrounded by mature hedgerows and trees, and benefits from a mains water supply, which is separately metered.

LOCATION

The land is situated within Breckland District Council and is located immediately to the east of the village of Banham. The land is approximately 5.5 miles northwest of the town of Diss, 13 miles west of Thetford and 16 miles southeast of Norwich.

TENURE

The land is offered for sale with the benefit of vacant possession.

CONTRACTS

It is intended that an exchange of contracts will take place within 28 days of the Buyer's solicitor being presented with the Contract Pack. Completion will take place 28 days thereafter or earlier by agreement. A 10% deposit will be payable on exchange of contracts

BASIC PAYMENT SCHEME AND ENVIRONMENTAL SCHEMES

The land is not subject to any schemes and no rights to any Basic Payment Scheme Payments are included in the sale.

SPORTING, TIMBER AND MINERAL RIGHTS

The sporting, timber and minerals rights, so far as they are owned over the freehold of the property and included in the sale.

METHOD OF SALE

The land is offered for sale as a whole by Private Treaty.

LOCAL AUTHORITY

Breckland Council, Elizabeth House, Walpole Loke, Dereham NR19 1EE

NATURAL CAPITAL

The land does not form part of any statutory designations, providing an opportunity for biodiversity enhancements, including BNG and/or carbon offsetting.

PLANS, AREA AND BOUNDARIES

The boundaries are based on the Ordnance Survey and Land Registry and are for reference only. The Buyer will be deemed to have full knowledge of all boundaries and any error or mistake shall not be the responsibility of the Seller or entitle any party to compensation in respect thereof.

WAYLEAVES EASEMENTS AND RIGHTS OF WAY

There is a public right of way that runs along part of the eastern boundary of the property. The property is sold subject to or with the benefit of all wayleaves, easements, rights of way, covenants, and restrictions, whether mentioned in the particulars or not.

SERVICES

The land has its own separately metered access to water.

VAT

Should the sale of the land, or any right attached to it become a chargeable supply for the purpose of VAT, such VAT shall be payable by the purchaser in addition to the contract price.

COVENANTS, OVERAGE AND RESTRICTIONS ON USE

The land will be sold subject to an overage (detailed terms to be agreed) with the Seller benefiting from a 30% uplift in value from any development away from agricultural use for 30 years.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.



VIEWING

Strictly via prior appointment with the Seller's agent, Landbridge. Unaccompanied viewings may be permitted by prior arrangement with details in hand and during daylight hours only. The site is secured and arrangements to gain access will need to be agreed.

HEALTH AND SAFETY

All viewers are asked to be mindful of any potential hazards on the property, especially around barbed wire fencing or any open water. All viewers enter the property at their own risk. The Sellers and their agent will not be responsible for any potential injuries arising from a viewing.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Selling Agent once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

ADDRESS

Heath Rd, Banham, Norwich NR16 2HS.

WHAT3WORDS

///garage.highlighted.dignity

IMPORTANT NOTE

Landbridge wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements of representative of fact. Landbridge has no authority to make or give in writing, or verbally, any representation or warranties in relation to the property. They assume no responsibility for any statement that may be made in these particulars. Any areas, measurements or distances are approximate. The text, photographs and plans are for general guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Landbridge have not tested any services, equipment of facilities. In the interest of health and safety, please ensure that you take due care when inspecting the property. Whilst we endeavour to make our particulars accurate and reliable, if there is any point that is of particular importance to you, please make contact and we will be pleased to check the information, especially if you are travelling some distance to make an inspection. Registered head office is Rivers Court, High Street, Sproughton, Ipswich, Suffolk IP8 3AP.



ALL ENQUIRIES AND OFFERS

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