

**29.15HA (72.04 ACRES) OF LAND  
PLANNING PERMISSION GRANTED FOR TWO LIVESTOCK BUILDINGS  
AND TWO STOREY DWELLING  
AT NORWICH ROAD, LITTLE PLUMSTEAD NR13 5JG**

**DURRANTS**  
SINCE 1853



# 29.15 HA (72.04 ACRES) OF LAND, PLANNING PERMISSION GRANTED FOR LIVESTOCK BUILDINGS AND TWO STOREY DWELLING

## SITUATION

The property is located to the north of the Norwich Road within the village of Little Plumstead.

## DESCRIPTION

The property comprises a block of arable farmland extending to 26.90ha (66.48ac) together with an adjoining treebelt to the west 2.25ha (5.56 acres). The property is for sale as a whole or in separate Lots should buyers be interested in smaller areas.

Lot 1 – 32.27ac including Permission for House and Buildings

Planning Permission has been granted by Broadland District Council Ref 2023/2414, 2023/2650, 2023/2510 for the erection of two livestock buildings together with a managers two storey dwelling. The planning permission is available from the Agents.

Lot 2 – 39.77ac Arable Farmland

A single block of arable farmland with road frontage

## TENURE

Freehold with vacant possession.

## METHOD OF SALE

The land will be sold by private treaty as a whole. Exchange of contracts to take place within 21 days of receipt by the buyers solicitors of the draft contract. Completion to take place after harvest.

## ENVIRONMENTAL STEWARDSHIP

None.

## SOIL TYPE AND LAND GRADE

The soil is described as being Wick series loamy sandy soil, suitable for growing cereals, sugar beet and grass.

The land is listed as being Grade 2 on the Agricultural Land Classification Map.

## OUTGOINGS

The general drainage charge is payable to the Environment Agency in respect of the arable farmland.

## SERVICES

None.

## UPLIFT CLAUSE

None.

## SCHEDULE OF AREAS

		Description	Total Area (ha)	Total Area (ac)
Lot 1	9545	Arable	11.40	28.17
		Wood	1.66	4.10
		<b>Total</b>	<b>13.06</b>	<b>32.27</b>
Lot 2		Arable	15.27	37.72
		Wood	0.83	2.05
		<b>Total</b>	<b>16.09</b>	<b>39.77</b>

## CROPPING HISTORY

2024	2023	2022
W. Barley	W.OSR	W. Barley

## BASIC PAYMENT SCHEME

The delinked reference amount will be retained by the vendor.

## VAT

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

## SPORTING TIMBER AND MINERALS

Included in the sale;

1. Standing timber and minerals subject to the usual statutory limitations.
2. All sporting rights.

## WAYLEAVES, EASEMENTS AND 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 and in particular:

- There are electricity cables which cross the land with associated poles.
- A right of way will be granted for the buyer of Lot 1 to access the property from the highway along existing farm track,

## DIRECTIONS

From the A1270 junction at Thorpe End head East towards Little Plumstead bearing right at the next roundabout and then continue for 1.2km on Norwich Road and the land is to be found on the left hand side.

What three words \\renew.closet.leap

## INGOING VALUATION

There will be no ingoing valuation.

## USEFUL CONTACTS DETAILS

DEFRA, Block B, Government Buildings, Brooklands Avenue, Cambridge, CB23 2DR. Tel: 01223 462727  
Natural England, Natural England, Eastbrook, Shaftesbury Road, Cambridge, CB2 8DR. Tel: 0300 060 3787  
Environment Agency Icen Office, Cobham Road, Ipswich, Suffolk, IP3 9JE. Tel: 01473 727712

## VIEWING

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

## CONTACT DETAILS

Richard Prentice  
Durrants, Pump Hill House, 2b Market Hill, Diss, Norfolk, IP22 4JZ  
Tel: 01379646602

Email: [richard.prentice@durrants.com](mailto:richard.prentice@durrants.com)

## IMPORTANT NOTICE

Durrants and their clients give notice that: -

No investigations have been made in respect of any matter concerning pollution of the land, air or water and the buyers are responsible for making their own enquiries in this respect.

The measurements, distances and areas are given as approximate. These particulars and photographs are provided for guidance only and are not necessarily comprehensive.

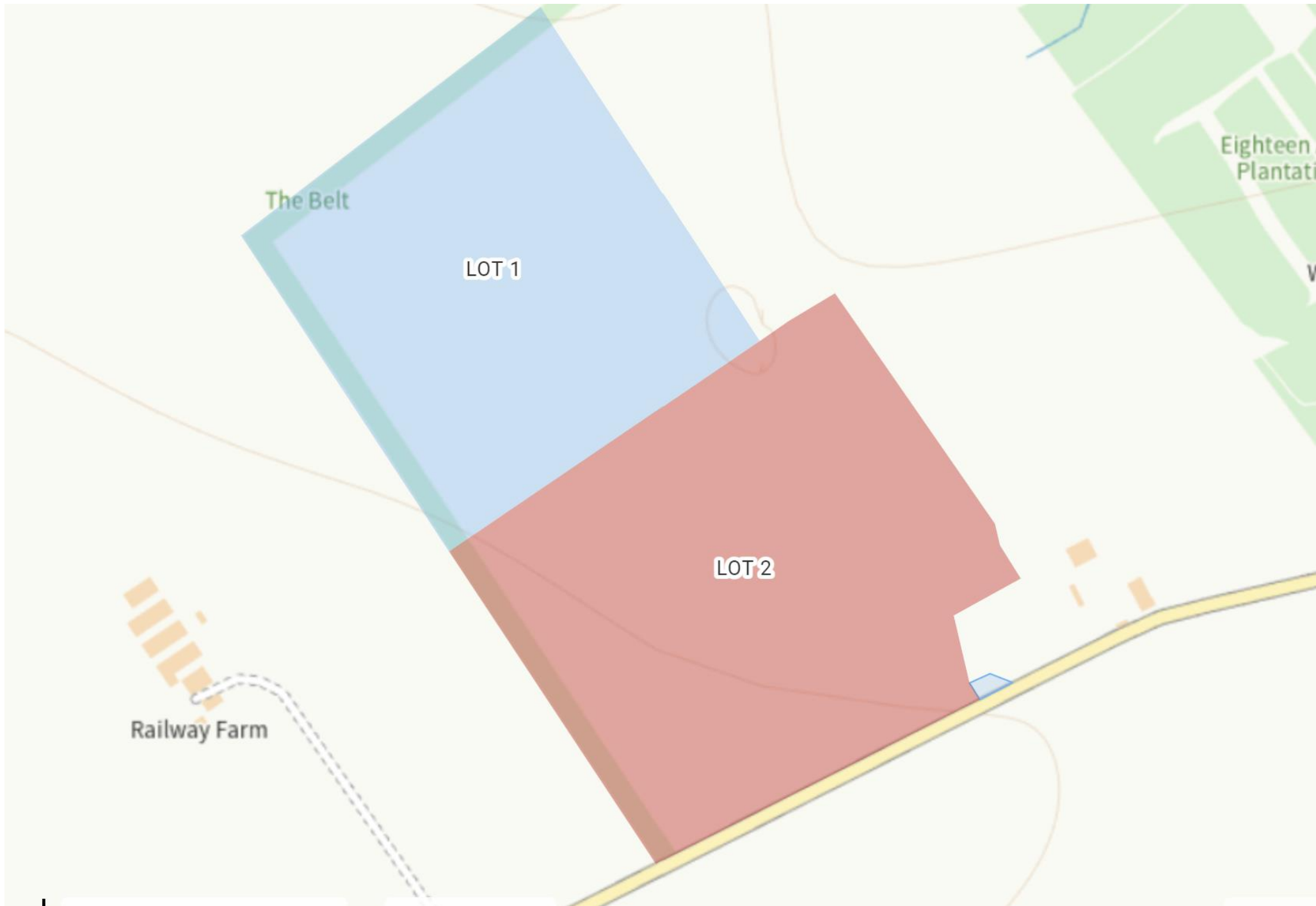
These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No warranties in relation to the property are given either by the agent or on behalf of their client or otherwise.

The boundaries are based on the Ordnance Survey and are for reference only. The purchaser will be deemed to have full knowledge of the boundaries and any error or mistake shall not annul the sale or entitle any party to compensation in respect thereof.

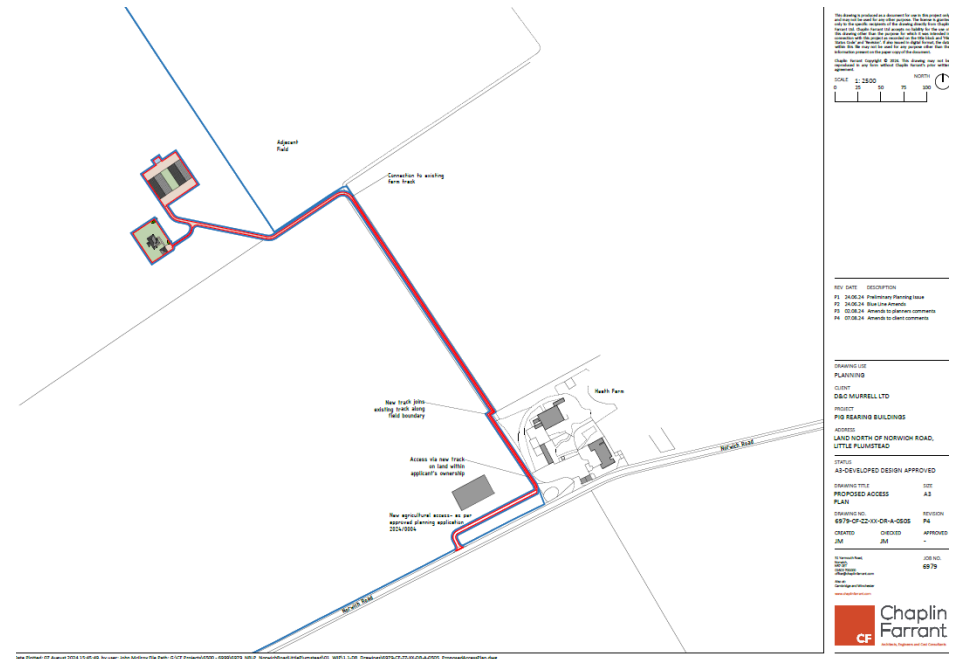
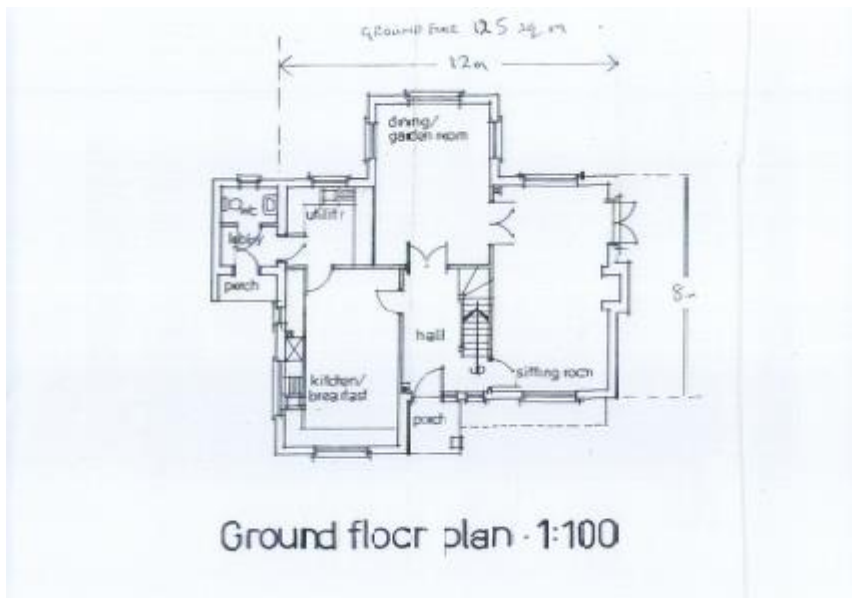
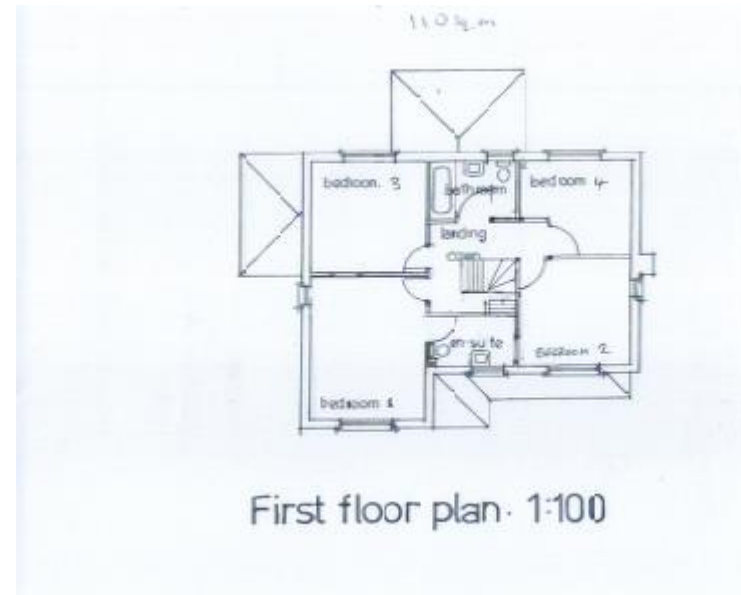
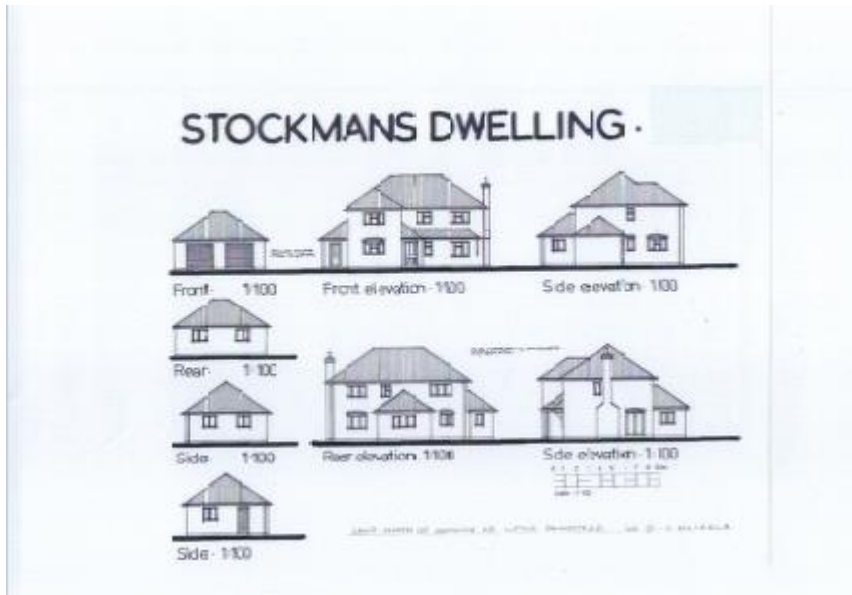
## HEALTH AND SAFETY

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.





# PROPOSED PLANNING DRAWINGS



# DURRANTS

SINCE 1853

**BECCLES**  
01502 712122

10 New Market  
Beccles  
Suffolk  
NR34 9HA

**DISS**  
01379 642233

Pump Hill House  
2b Market Hill  
Diss, Norfolk  
IP22 4WH

**HARLESTON**  
01379 852217

32-34 Thoroughfare  
Harleston  
Norfolk  
IP20 9AU

**SOUTHWOLD**  
01502 723292

98 High Street  
Southwold  
Suffolk  
IP18 6DP

**HALESWORTH**  
01986 872553

12 Thoroughfare  
Halesworth  
Suffolk  
IP19 8AH

**AUCTION ROOMS**  
01502 713490

The Old School House  
Peddars Lane  
Beccles, Suffolk  
NR34 9UE

**MAYFAIR**  
0870 112 7099

Cashel House  
15 Thayer Street  
London  
W1U 3JT