



PASTURE LAND AT MARSHLAND ST JAMES

School Road, Marshland St. James, Norfolk, PE14 8EZ

Guide £50,000 | About 2.59 hectares (6.41 acres)

BROWN & CO

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DESCRIPTION

For sale by Private Treaty, a single parcel of approximately 2.59 hectares (6.41 acres) of pasture land situated to the south of School Road, Marshland St. James.

The land is classified as Grade 2 on the Ministry of Agriculture Land Classification Sheet, Provisional Edition. The soils belong to the Blacktoft soil series, known to be deep stoneless permeable calcareous fine and coarse silty soil. The land is currently pasture and has formerly formed part of a larger Countryside Stewardship Scheme.

The land is accessed from a Norfolk County Council unmaintained public highway off School Road.

LOCATION

The property is located to the south east of Marshland St. James, a village and civil parish in The Borough Council of Kings Lynn and West Norfolk District.

WHAT3WORDS

Freezers.hiking.hiking

TENURE AND POSSESSION

The Freehold is for sale with Vacant Possession available from 11th October 2022.

BACK CROPPING

The land is down to pasture and hasn't been ploughed in over ten years.

BASIC PAYMENT SCHEME (BPS)

Basic Payment Scheme Entitlements are not included in the sale but may be available for sale by private negotiation with the outgoing Tenant.

SPORTING RIGHTS, MINERALS & TIMBER

The sporting rights, mineral rights and timber rights will be included within the freehold as far as they are owned by the Vendor.

SERVICES

No services are connected to the land.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and all other rights, Easements, Quasi-easements and all Wayleaves, whether or not referred to in these Particulars.

PLANS, AREAS & SCHEDULES

These have been prepared as carefully as possible and based on the Ordnance Survey National Grid plans. The plans are published for illustrative purposes only and although they are believed to be correct, their accuracy is not guaranteed.

VALUE ADDED TAX

Should the sale of the Property or any right attached become a chargeable supply for the purpose of VAT, such Tax shall be payable by the Purchaser(s) in addition to the contract price.

DISPUTES

Should any dispute arise as to the boundaries or any point arising in the General Remarks and Stipulations or particulars of sale, schedules, plans or interpretation of any of them, the matter shall be referred to an Arbitrator to be appointed by the Vendor's Agent.

The Purchaser(s) shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agent will be responsible for defining boundaries or the ownership thereof.

METHOD OF SALE

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

VIEWING

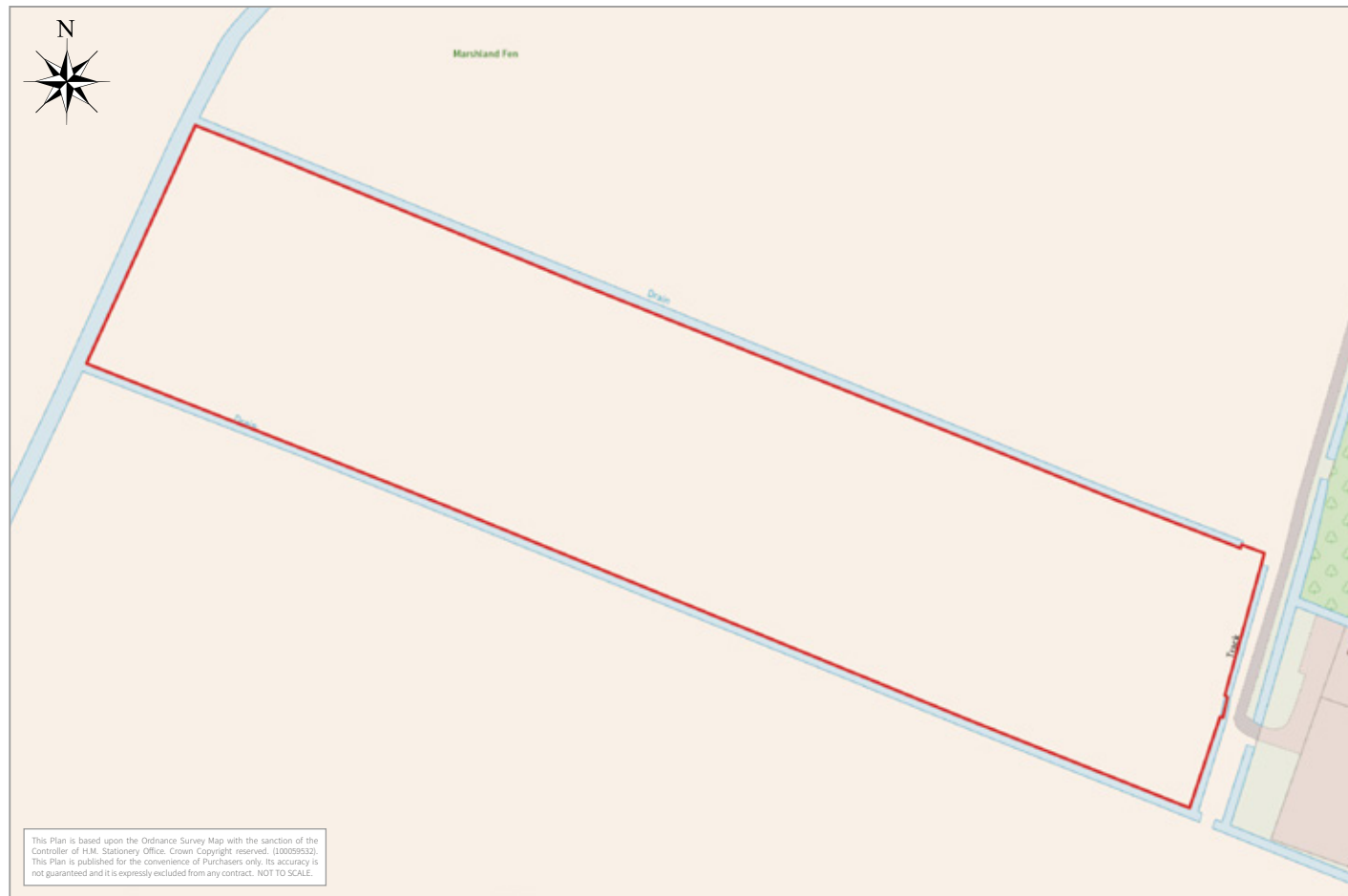
Viewing is permitted during daylight hours with a set of these particulars to hand, having previously contacted the Sellers Agents.

ANTI MONEY LAUNDERING LEGISLATION

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 as been submitted and accepted (subject to contract) prior to the solicitors being instructed.

CONTACT

Please contact Rowley Barclay or Grace Whitehead on 01553 770771.



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, Norfolk, NR3 1AB. Registered in England and Wales. Registration Number OC302092. 9. These Particulars were prepared in May 2022. Brochure by wordperfectprint.com.

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