



Land at Tasburgh, Norfolk

twgaze



## Land at Tasburgh, Norfolk

Wymondham 7 miles | Norwich 7 miles | Diss 12 miles

25.72 Ha (63.55 Acres) Agricultural Land

### Situation

The land is situated in the parish of Tasburgh, Norfolk.

### The Land

Five connecting enclosures of gently undulating arable land extending to 25.72 Ha (63.55 Acres) including two attractive small woodlands.

The land is classified by MAFF as Grade 3 and described by the Soil Series as being Burlingham I, a Mixture of wighill, wick and Newport soils; Chalky till and glaciofluvial drift; Deep coarse and fine loamy soils with slowly permeable subsoils and slight seasonal waterlogging. Some deep well drained coarse loamy and sandy soils.

The land has supported a typical combinable and root crop rotation for this area and benefitted from regular incorporation of farmyard manure.

### Tenure

Freehold with vacant possession upon completion.

### For Sale

By private treaty as a whole.

### Selling Agents:

TW Gaze  
33 Market Street, Wymondham, NR18 0AJ [www.twgaze.co.uk](http://www.twgaze.co.uk)

Contact: Rachael Hipperson  
Email: [r.hipperson@twgaze.co.uk](mailto:r.hipperson@twgaze.co.uk)

01953 423 188

07795 604 672

## General Remarks and Stipulations

**Access** The land is accessed from the west via Grove Lane and from the south over a green lane known as Curson Road connecting Old Hall Farm to the A140. This is an unregistered track which is not maintained by the Council. The land has prescriptive agricultural access rights.

**Land Drainage** The land has been drained and all drains run clearly. Drainage plans are available upon request.

**Environmental Schemes** The land is part of a larger Mid Tier Countryside Stewardship agreement which commenced on 01/01/2021. The purchaser will be expected to continue with hedge management options under this agreement.

**Growing crops** The value of any growing crops will be assessed and charged to the purchaser upon completion.

**Assessments** A land drainage charge is payable to the Environment Agency.

**Services** No services are connected.

**BPS and Entitlements** The Vendor claimed, and will retain, the 2023 BPS payment as well as the de-linked BPS payments.

**Sporting, Mineral and Timber Rights** All sporting and timber rights are included within the sale of the freehold, as are the mineral rights insofar as they are owned.

**VAT** Should any sale of the land or any right attached to it become a chargeable supply for the purposes of VAT, such tax shall be payable by the purchaser in addition to any other sums.

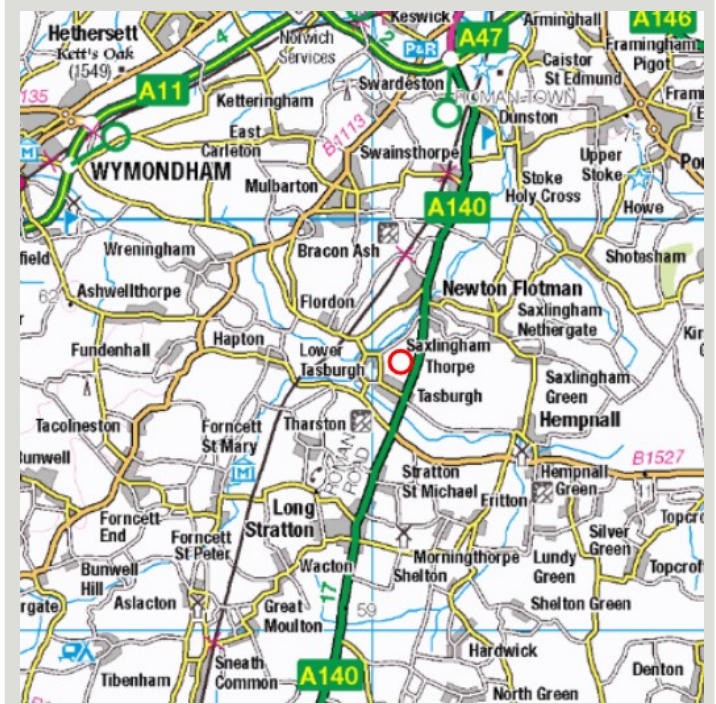
**Wayleaves, Easements and Rights of Way** The property is offered subject to and with the benefit of all Rights of Way, whether public or private, all wayleaves, easements and other rights whether specifically referred to herein or not.

**Viewing** With particulars in hand during daylight hours.

**Location:** Grove Lane: NR15 1LR ///shifters.code.hamsters  
Curson Road: NR15 1ND ///oldest.payout.toasters

**Vendor's Solicitor** Birketts Solicitors (Jack Royall)  
Kingfisher House  
1 Gilders Way  
Norwich  
NR3 1UB

01603 756487  
jack-royall@birketts.co.uk



RLR Reference	Area Ha	Area Ac	Cropping History				
			2023/2024	2022/2023	2021/2022	2020/2021	2019/2020
TM2096 2734	6.60	16.31	Sugar Beet	ABI	Spring Barley	Spring Barley	Spring Beans
TM2096 4445	3.12	7.71	Sugar Beet	ABI	Spring Barley	Spring Barley	Spring Beans
TM2096 4922	3.03	7.49	Sugar Beet	ABI	Spring Barley	Spring Barley	Spring Beans
TM2096 6525	5.61	13.86	Sugar Beet	ABI	Spring Barley	Spring Barley	Spring Beans
TM2096 6749	6.71	16.58	Sugar Beet	ABI	Spring Barley	Spring Barley	Spring Beans
TM2096 4256	0.65	1.60	Woodland	Woodland	Woodland	Woodland	Woodland
Total	25.72	63.55					

### Important Notice TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty whatever in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

