

Permanent Pasture | Gooseberry Hill, Swanton Morley

Location

The land is located on Gooseberry Hill, Swanton Morley, NR20 4PP.

Description

A single enclosure of permanent pasture extending to approximately 7.34 acres (2.97ha), with access from Gooseberry Hill via the village playing fields via dedicated track.

Cropping

The land has been farmed for the past thirty years as permanent pasture.

Method of Sale

For sale by private treaty

Tenure and possession

Freehold with vacant possession on completion

Basic Payments & Entitlements

The vendor will retain any entitlements

Environmental Schemes

The land is not entered into any environmental scheme.

Sporting Timber and Mineral rights

All Sporting Timber and Mineral rights are included within the sale in so far as they are owned

Local Authority

Breckland Council, Elizabeth House, Walpole Loke Dereham Norfolk
United Kingdom NR19 1EE T: 01362 656 870

Boundaries

The vendor and agent will make reasonable efforts to specify the ownership of boundary hedges, fences and ditches etc, but will not be bound to determine these. The property is available for inspection and the purchaser will be deemed to have satisfied themselves as to the ownership of the boundaries.

Areas & Plans

All plans are for identification purposes only and areas were taken from the rural land registry data June 2017

Photographs were taken in February 2018

Guide Price: £80,000

Enquiries

All enquiries should be directed to Marcus J Hawkins :

T: 01366 387180

E: marcus@barryhawkins.co.uk

The Estate Office, 15 Lynn Road, Downham Market, Norfolk PE38 9NL



IMPORTANT NOTICE: Barry L Hawkins, their clients and any joint agent give notice that: they have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statement or representations of fact.

Any area, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning building regulation or other consents and Barry L Hawkins have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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