



Land at Pulham, Norfolk

twgaze



Land at Pulham | Norfolk

Norwich 17 miles, Diss 12 miles,

23.65ha (58.44ac) Agricultural Land

The Land

Arable land extending to 23.39ha (57.80ac) farmed in one single enclosure.

Shown as Grade 3 on the DEFRA land classification, the soil type is Beccles I.

Situation

The land is situated in Pulham, Norfolk.

Tenure

Freehold with vacant possession.

For Sale

As a whole

Selling Agents:

TW Gaze
10 Market Hill, Diss, Norfolk, IP22 4WJ

01379 651 931
www.twgaze.co.uk



The Land

A single block of farmland located to the north of Pulham St Mary and South-East of Long Stratton. Access is taken directly from the public highway, North Green Road.

The land is gently undulating and is predominantly bounded by ditches. The land was in arable cultivation until 2025 but is currently uncropped. Crops grown were winter wheat, barley and oilseed rape in rotation.

General

Method of Sale The property is offered for sale by Private Treaty as a whole.

Services The property is not connected to any services.

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. All Wayleave payments received in relation to the land will be transferred to the purchaser.

There are electricity poles and associated stays that cross the land east to west.

Environmental Schemes The land is not entered into any environmental schemes.

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.

Directions & Viewing

Nearest postcode is IP21 4XY.

What three word:///cabbies.sofa.tonal

Viewing shall be during daylight hours with particulars in hand.

Contact Edward Baskerville MRICS FAAV
01379 651 931
E.Baskerville@twgaze.co.uk

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.

**Photographs taken 08/03/2022.

