



Land at Blo Norton

Norfolk IP22 2JD



BNP PARIBAS GROUP

A charming and historic block of land with significant farming, environmental, sporting and equestrian credentials

The land at Blo Norton extends to about 65.84 acres (26.64 hectares) and includes arable fields, parkland, woodland and grazing land with over 900m of frontage to the Little Ouse River.

RURAL

65.84 ACRES

The land has good road access with the arable land, which extends to about 24.42 acres, suitable for a variety of crops including cereals, maize and sugar beet. The remainder of the land is historic park and woodland. There are some superb mature parkland trees including oak and horse and sweet chestnut. On the western boundary there is a 4.43 acre block of Alder Carr and the entire south western boundary is the Little Ouse River. There is over 900m of river frontage and the potential to create wetlands and scrapes either for sporting or for environmental purposes, and the potential to benefit from a suitable government scheme.

General Remarks and Stipulations

Method of Sale: The land is offered for sale as a whole

Exchange of Contracts and Completion: Exchange of contracts to take place 28 days of receipt of the draft contract with a 10% deposit payable.

Tenure and Possession: The freehold of the land with vacant possession is offered.

Holdover: The vendor may require holdover.

Early Entry: The purchasers may be granted the right of early entry once contracts have exchanged.

Wayleaves, Easements and Rights of Way: The property is being sold subject to and with the benefits of all rights including rights of way whether

public or private, light, support, drainage, water, electricity supplies and any other rights or obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves

A right of way exists for the owner of Blo Norton Hall between X & Y in order to access a private drainage system for maintenance and emptying.

A right of way will be granted down the back drive for access to field 9774.

The vendor reserves the right to connect to the electricity supply which runs through the land.

Environmental Schemes: The land is not currently entered into any environmental schemes but would suit a variety of options and there is an opportunity for the purchaser to tailor this as they wish.

Sporting Rights: The sporting rights are included in the sale.

Timber and Mineral Rights: These are included in the freehold sale so far as they are owned.

Anti-Money Laundering: In accordance with the Anti-Money Laundering Regulations 2017 once an offer has been accepted the purchaser will be required to provide proof of identity and address prior to the instructions of solicitors and proof of funding.

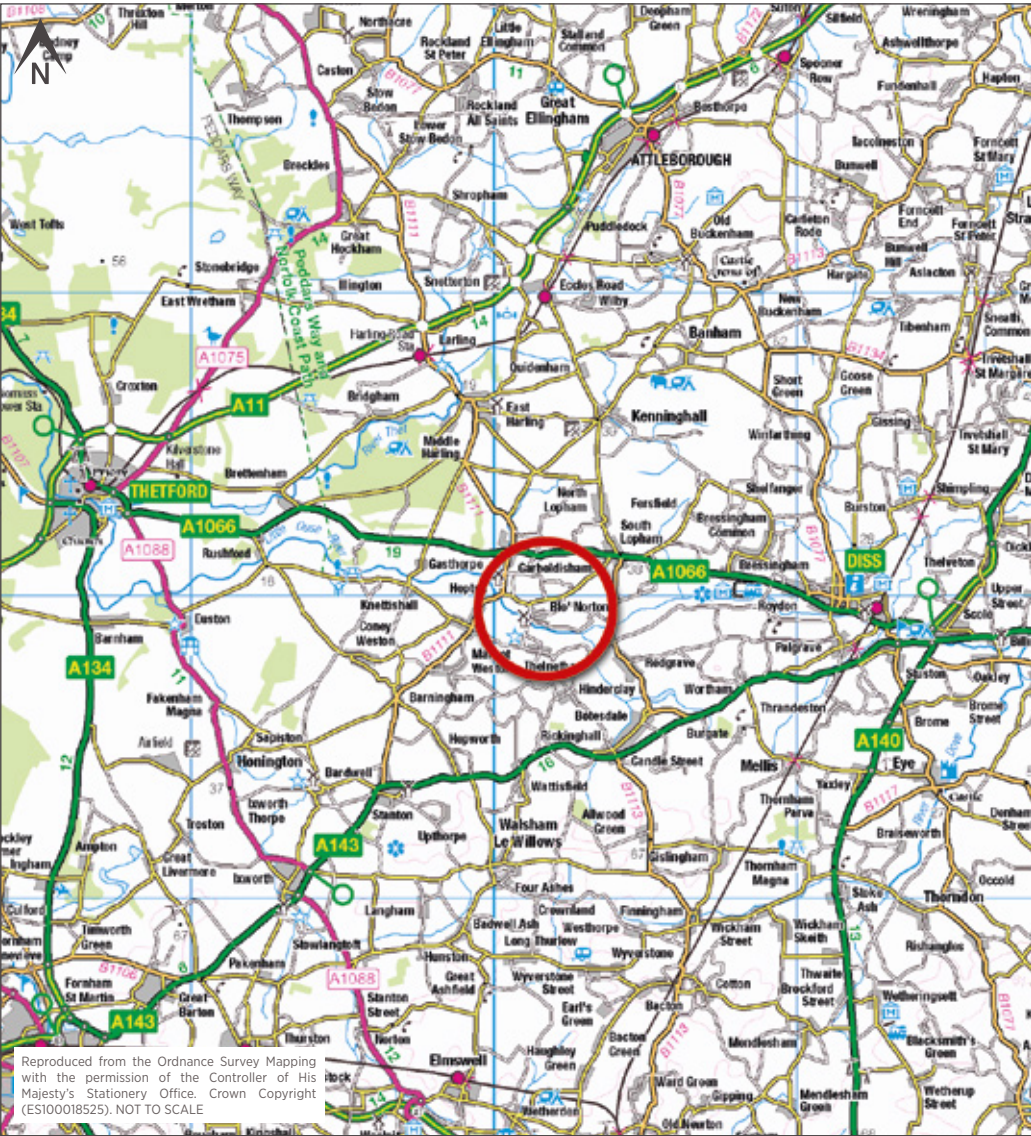
Viewings: Strictly by appointment with the selling agents. Please do not use the main drive to Blo Norton Hall which is in separate ownership. Please park adjacent to Hall Lane and walk along the field boundaries.

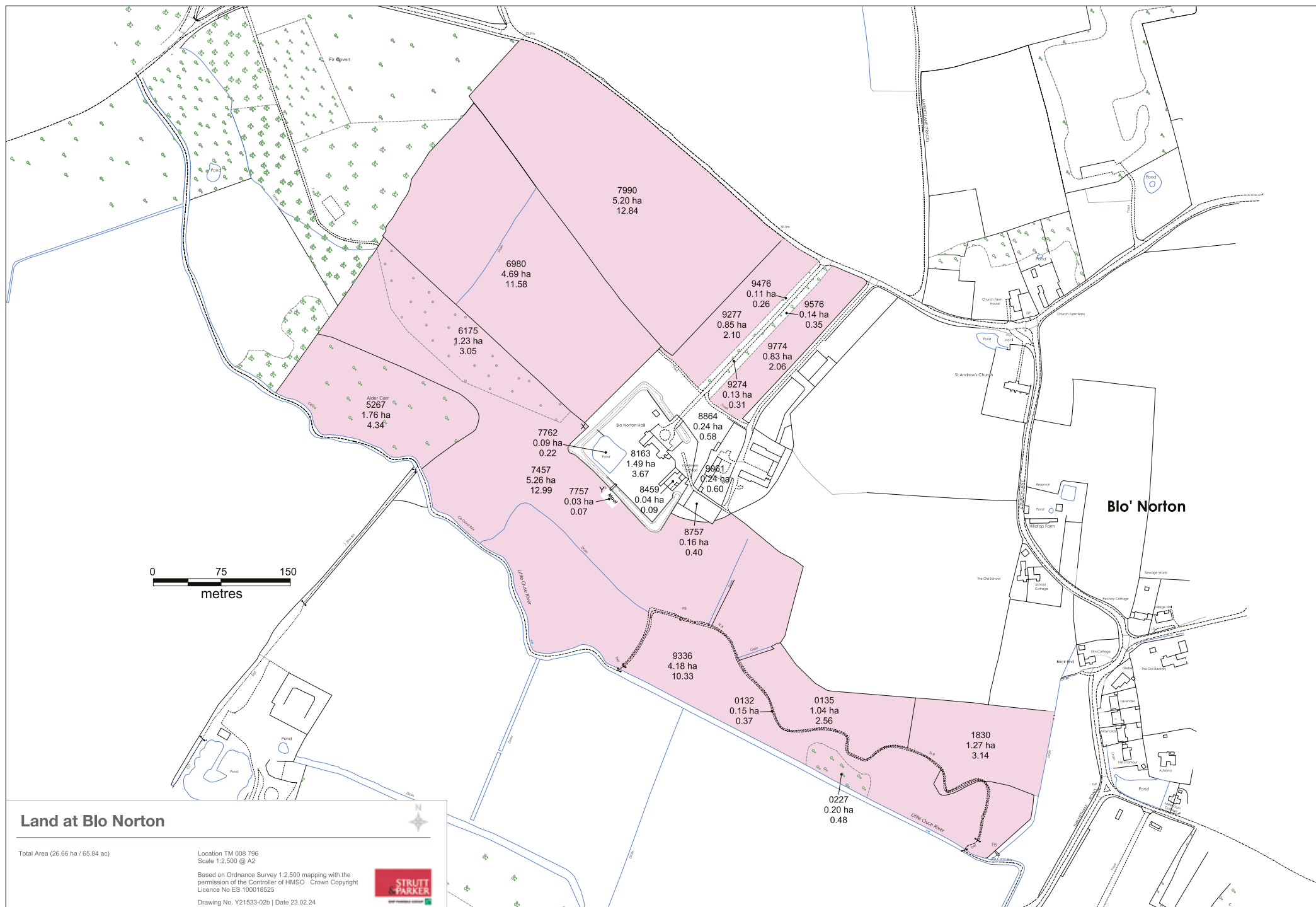
Health and Safety: Given the potential hazards of farming we ask you to be vigilant as possible when making your inspection.

Transfer of Undertakings Protection of Employment (TUPE): There are no employees and TUPE will not apply.

Local Authority: Breckland Council

/// What3words: cheek.fled.insisting







IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

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