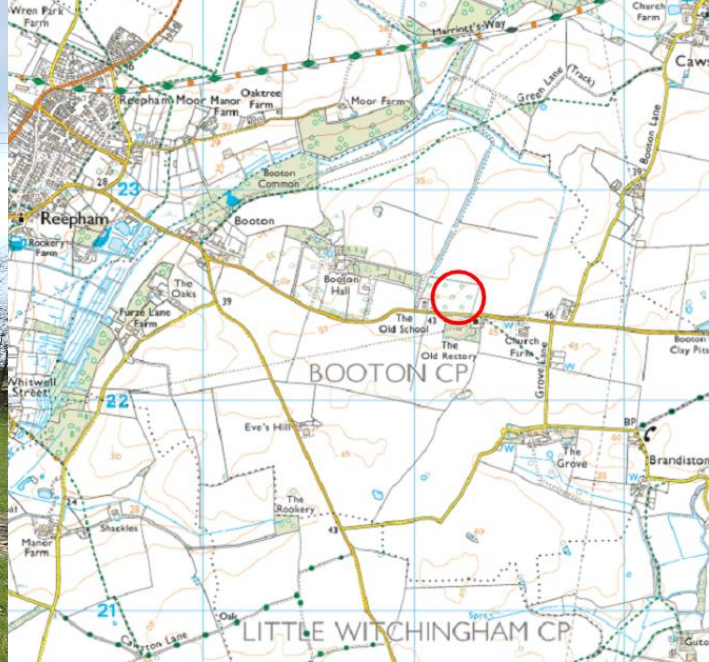


# Arnolds | Keys

Ireland's Agricultural



## TO LET - EQUESTRIAN GRAZING LAND

Church Road | Booton | Norwich | Norfolk | NR10 4NZ

2.87 Ha (7.10 Ac) of grazing land with stables, a tack room and additional storage



## DESCRIPTION

A single parcel of well-maintained grazing land extending to 2.87 hectares (7.10 acres). The land is gently sloping with boundaries made up of mature hedges and trees. Post and wire fencing is around the perimeter.

A timber clad stable block is located in the north-east corner providing three stables, a tack room and two additional covered storage areas.

The land benefits from its own metered water supply.

## LOCATION

The land is located off Church Road at Booton, a small rural village just 1.5 miles to the east of Reepham, a historic market town. Norwich City Centre is 13.5 miles to the south-east.

Access to the land is in the south-west corner through a secure metal field gate. A useful lay-by is located adjacent. An additional gated access is over the private lane on the western boundary.

## DIRECTIONS (Postcode: NR10 4NZ)

From the A140 (Boundary Road) at Norwich take the A140 Cromer Road. After passing Norwich Airport take the A1270 west, proceeding over the first roundabout and turning right onto the Reepham Road at the second roundabout. Continue on the Reepham Road for 6.2 miles. At Booton, take the first right onto Church Road and continue for 0.8 miles. The land will be on your left, indicated by a To Let board.

From the centre of Aylsham take the Cawston Road south-west and turn right onto the B1145, continuing for 2.5 miles. Turn left at the roundabout onto the B1149. Take the first right onto the Buxton Road. Continue on this road for 2.4 miles. The land will be on your right indicated by a To Let board.

## SERVICES

The land has the benefit of a metered mains water supply.

## BASIC PAYMENT SCHEME

For the avoidance of doubt the land is not registered with the Rural Payments Agency, nor are any entitlements included in the letting.

## ENVIRONMENTAL MATTERS

The land is not included within any environmental stewardship scheme. The land is within Flood Zone 1.

## OUTGOINGS/CHARGES

The tenant will be responsible for all outgoings / charges in respect of the property.

## PLANNING

The property is within the jurisdiction of Broadland District Council. The land has previously been in equestrian use. Interested parties are advised to make their own enquiries in respect of any planning issues. Alterations to the property will not be permitted unless it is with the landlord's prior written consent.

## DESIGNATIONS

The land is within a Drinking Water Safeguard Zone (NVZ) and Source Protection Zone 3.

## RIGHTS OF WAY, EASEMENTS AND COVENANTS

The land is let with the benefit of a right of way over the lane to the gated access on the western boundary. The land is let subject to all, easements, rights of way, privileges etc. which may affect the same, whether mentioned hereto or not.

## VIEWING

Please contact the Agent to arrange a viewing. We ask you to be careful and vigilant when making an inspection for your own personal safety.

## TERMS OF TENANCY

The property is offered to let as a whole for an initial term of one year. Rent will be payable in advance on the first day of each month by standing order or direct debit, with the first months' rent paid on signing of the tenancy agreement. For further information please enquire with the Agent.

## REPAIRS AND INSURANCE

The tenant will be responsible for the repair and maintenance of the building(s) located on the property (excepting general wear and tear). The tenant will be required to insure the building(s) and have public liability insurance.

## SPECIAL RESERVATIONS TO THE LANDLORD

The landlord reserves the right to plant trees and install tree guards on the land ensuring that the location of the trees does not have an adverse impact upon the grazing of animals and the tenant is notified of any works in advance.

## PARTICULARS AND PLANS

These particulars and plans are based upon the Ordnance Survey metric editions and are believed to be correct, but their accuracy cannot be guaranteed.

## AUTHORITIES

Broadland District Council – 01603 431133  
Norfolk County Council – 0344 800 8020  
Environment Agency – 0870 850 0250  
Rural Payments Agency – 03000 200 301

## DISPUTES

Should any dispute arise between the landlord and the tenant then the Agent's decision shall be binding upon all parties. For the avoidance of doubt the Agent is Arnolds Keys.

## AGENT CONTACT DETAILS

Charlotte Webster MRICS FAAV  
8 Market Place | Aylsham | Norfolk | NR11 6EH  
Tel: 01603 250808  
Email: [charlotte.webster@arnoldskeys.com](mailto:charlotte.webster@arnoldskeys.com)

## IMPORTANT NOTICE

These particulars have been prepared in good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information/verification. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Prospective tenants should satisfy themselves on such matters prior to purchase. The tenants shall be deemed to acknowledge that he has not submitted his offer in reliance on any of the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise, and that no warranty or representation has been made by the landlord or his servants, or agents, in relation to, or in connection with the property. The property is let with all faults and defects whether of condition or otherwise, and the landlord is not responsible for any such faults or defects, or for any statement contained in the particulars. Any error, omission, or mis-statement in any of the said statements should not entitle the tenants to rescind or be discharged from any contract, nor entitle either party to compensation or damages, nor in any circumstances give either party cause for action. Particulars dated February 2021.



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