



Moot Hill,  
Wymondham

7.86 acres of Woodland

For Sale as a whole by online timed auction closing  
Wednesday 16th October at 12pm

Guide Price £45,000-£55,000



# 7.86 acres of Woodland

## The Land

A single enclosure of land with a curtilage totalling 7.86 Acres of mature woodland with historical significance and designated as a Scheduled Monument. Enquiries should be made with Historic England over this designation. Further information can be found on the Historic England website: <https://historicengland.org.uk/listing/the-list/list-entry/1003993?section=official-list-entry>

**Agent note** - We advise all interest parties to take legal advice on potential rights of access, wayleaves, covenants and liabilities. Legal pack available on request.

## Tenure

The land is sold freehold with vacant possession.

## Wayleaves, Easements and Rights of Way

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

## Method of Sale

For sale as a whole by online timed auction closing  
Wednesday 16th October 2024 at 12pm

## Viewing

During daylight hours with particulars in hand. Please park considerately.

### 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 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can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. 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.

## Location

///what3words: spray.drifter.enrolling

Closest postcode: NR18 0YD

## Solicitor

Julie Routledge

Leathes Prior

74 The Close

Norwich

NRI 4DR

Contact:

Telephone: 01603 610911

Email: [jroutledge@leathesprior.co.uk](mailto:jroutledge@leathesprior.co.uk)

## How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

## Administration fee

An administration charge of £750+ VAT (£900 per lot) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following



10 Market Hill  
Diss  
Norfolk IP22 4WJ  
t: 01379 651 931

33 Market Street  
Wymondham  
Norfolk NR18 0AJ  
t: 01953 423 188

[rural@twgaze.co.uk](mailto:rural@twgaze.co.uk)  
[www.twgaze.co.uk](http://www.twgaze.co.uk)

A member of  
 **OnTheMarket.com**