



To Let – 3.80 Acres of Pastureland

Duckthorpe Lane, Marshchapel – *For grazing of Livestock and Horses*

Willsons
SINCE 1842

3.80 Acres (more or less)
of Pastureland
Duckthorpe Lane, Marshchapel
Lincolnshire

“AGENT’S COMMENTS”

Willsons are offering for letting, approximately 3.80 Acres of pastureland on the edge of the village of Marshchapel on behalf of East Lindsey District Council.

The land would be best suited for grazing with either Livestock or Horses. The land benefits from some fencing, however, prospective occupiers should satisfy themselves as to the boundary features.

FURTHER DETAILS FROM THE AGENTS

Willsons
16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG



Lizzie Clarke

T: 01754 896100 **M:** 07397 104462

E: l.clarke@willsons-property.co.uk



Willsons
— SINCE 1842 —

LOCATION & ACCESS

The land is accessed from Hallgarth and Duckthorpe Lane, Marshchapel and is shown edged red on the attached plan (for identification purposes only).

What3Words: avocado.costly.sigh

DRAINAGE

The southern and western drains are maintained by the Lindsey Marsh Drainage Board (LMDB) and therefore the relevant drainage rates are to be payable to LMDB and will be the responsibility of the occupier.

RURAL PAYMENTS AGENCY

We are not aware that the land is registered with the Rural Payments Agency and therefore the land is not currently entered into any Countryside Stewardship Scheme.

BOUNDARIES

The land is bound by hedges, ditches and fencing, however, interested parties must satisfy themselves as to the boundary features. It is anticipated that the occupier will erect a suitable electric fence around the land.

TERMS OF OCCUPATION

The successful applicant will be required to enter into a 3 year written Farm Business Tenancy or if it is for equestrian purposes, it will be let with an appropriate 3 year license. The agreement may be renewed at the end of the initial 3 years if mutually agreed.

The rent will be payable 6 monthly in advance with the first instalment due on the date of signing the Agreement. The rent will be reviewable every 3 years.

The Tenant will be responsible for maintaining any boundaries, ditches and underdrainage outflows. There will be no claim for tenant right or counter claim for dilapidations upon entry to the land.

SERVICES

We are not aware that the land has the benefit of any mains services.

GRADE, SOIL TYPE & TOPOGRAPY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Agney as defined by the soil survey of England and Wales. The land is level lying.

GUIDE PRICE

Please speak to the Agents for further information.

EXPRESSIONS OF INTEREST

Any party interested in occupying the land should contact Lizzie Clarke on T: 01754 896100, E: l.clarke@willsons-property.co.uk or in writing to Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG.

COST OF AGREEMENT

The Landlord will be responsible for the reasonable cost of the Agreement.





VIEWING

These particulars constitute a permit to view the land at any reasonable time of day, however, we ask that the Agent should be contacted prior to viewing the land. Neither the Landlord or Agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

LOCAL AUTHORITIES

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

Lindsey Marsh Internal Drainage Board, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

Environment Agency, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506



Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

