

To Let by Informal Tender
Closing Date: 12 Noon, Thursday 8th May 2025



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

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.

To Let by Informal Tender

FURTHER DETAILS FROM THE AGENTS



T: 01754 896100 M: 07397 104462
E: l.clarke@willsons-property.co.uk



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.

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.

METHOD OF LETTING

The property is offered for letting by Informal Tender and best and final offers should be made in writing upon the attached form in a sealed envelope marked '**Marshchapel Tender**' in the top left hand corner to the agents:-

Willsons, 16 Algitha Road, Skegness, Lincolnshire PE25 2AG.

or by email to **I.clarke@willsons-property.co.uk** subject 'Marshchapel Tender'

To arrive no later than **12 noon, Thursday 8th May 2025**

- It is the responsibility of potential occupiers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The Landlord may let at any time and does not undertake to accept the highest or indeed any particular offer.
- The occupier will be required to provide a character reference.

GUIDE PRICE

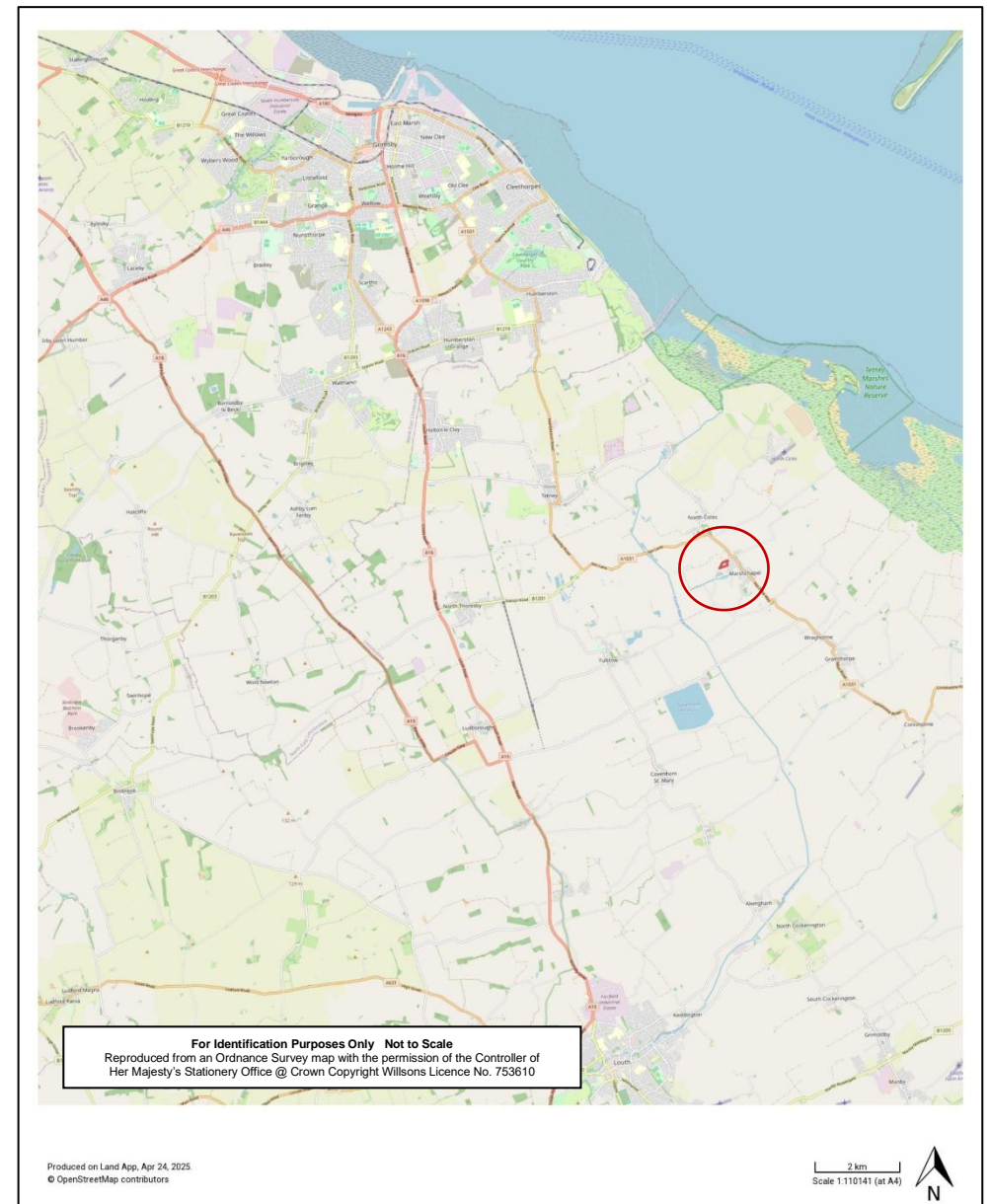
Please speak to the Agents for further information.

EXPRESSIONS OF INTEREST

Any party interested in occupying the land should contact Lizzie Clarke on **T: 01754 896100, E: I.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 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.



TENDER FORM



To Let – 3.80 Acres of Pastureland, Duckthorpe Lane, Marshchapel

Closing Date: 12 noon, Thursday 8th May 2025

I/We: (Name(s) in full)		
Address: (in full)		
Telephone number(s):	Email address:	
Hereby offer to occupy, subject to negotiation, the land as identified below and confirm agreement to the terms of the tender procedure as described in the letting particulars.		
3.80 Acres of Pastureland Duckthorpe Lane Marshchapel	In the sum of: £ Words:	
Summary of grazing position (horses/cattle/sheep, stocking rates etc.):		
Character Reference name & address:		
Telephone number(s):	Email address:	
Submit Tender: Envelopes to be marked 'Marshchapel Tender' in top left hand corner to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG or by email: l.clarke@willsons-property.co.uk - subject: 'Marshchapel Tender'		