

**SAMUEL & SON**

CHARTERED SURVEYORS

+44 (0) 1323 441727  
info@samuelandson.co.uk

**LET**

**ABOUT 105 ACRES OF MARSHLAND, WARTLING, EAST SUSSEX**



AN EXCELLENT OPPORTUNITY TO RENT APPROXIMATELY 104.98 ACRES OF MARSHLAND  
SITUATED MIDWAY BETWEEN WARTLING AND PEVENSEY.

7,200 SQ FT MODERN FARM BUILDING  
INCORPORATING A CATTLE HANDLING PEN

**GUIDE PRICE ..... OFFERS INVITED**

**GENERAL REMARKS AND INFORMATION****SITUATION**

The land is situated to either side of the road equidistant between the village of Wartling and Pevensey Bay in the heart of the famous Pevensey Marsh..

**DIRECTIONS**

From Eastbourne take the A259 out of town and at the Pevensey Bay roundabout head north on the Wartling road through the Marsh whereafter the holding will be found on either side of the road after approximately 1 ½ miles.

**DESCRIPTION**

The land comprises marsh grazing with natural cattle watering and field divisions.

This area is included within the Pevensey levels Site of Special Scientific Interest in a Ramsar site and subject to a Management Agreement with Natural England under the Wildlife Enhancement Scheme (the monies from which will be retained by the landlord).

There is also a modern farm building of steel construction with concrete block walling under a fibre cement roof, with a lean-to used for housing livestock and storing fodder. In all this building extends to a total of 7,200 sq ft (approx).

**ACCESS**

There is access from the main Wartling/Pevensey Road.

**TENURE**

An initial 12 month Grazing Agreement will be offered.

**VIEWING**

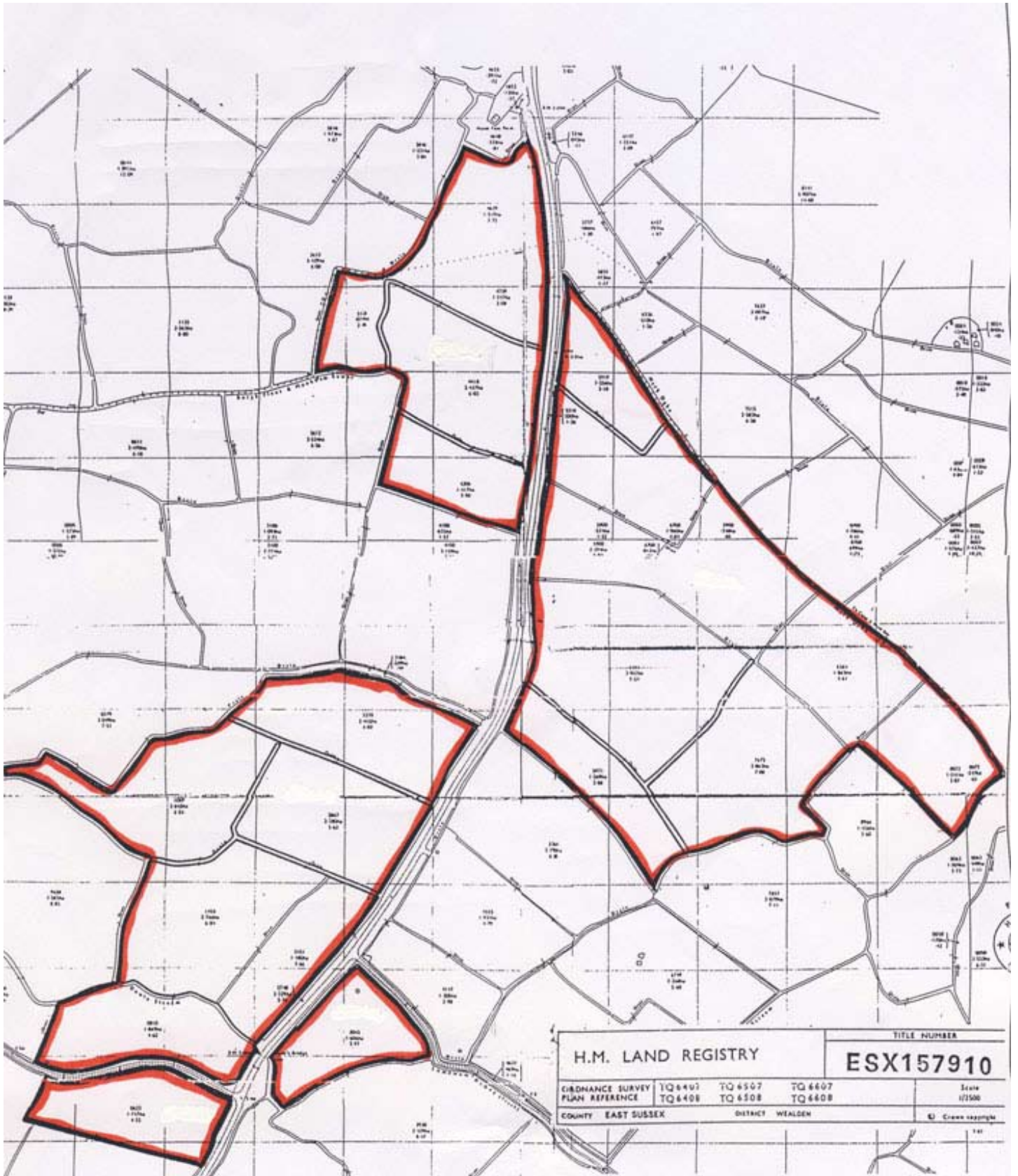
Strictly by confirmed appointment with, Samuel & Son telephone: (01323) 441727, e-mail: info@samuelandson.co.uk

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- (ii) Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
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