

*To Let on a Grazing Agreement
16.50 acres (6.67 hectares) of
grassland situated in the village of
Cavendish*

Ref: W094C/H

Rent: £2,000 p/a

Land at
Pentlow Lane Farm
Cavendish
Suffolk
CO10 7SP



To let for an initial term of one year

Contact Us



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Location

Pentlow Lane Farm is situated on the edge of the south west Suffolk village of Cavendish.

The rural and picturesque village of Cavendish benefits from three pubs, The Five Bells, The George and The Bull. The village also has a shop, primary school and a football, cricket and bowls club. Sudbury railway station is located six miles to the south east and provides direct trains to London's Marylebone Station. Cavendish is located sixteen miles to the south of Bury St Edmunds and twenty one miles north west of Colchester. Other towns within easy reach include Ipswich and Braintree.

Method of Letting

We are instructed to let the land for an initial term of one year at a rent of £2,000 per annum (payable six monthly in advance). The agreement will allow the grazing of animals owned by the successful applicant only. In addition to the rent, the successful applicant will pay £150 + VAT as a contribution towards drawing up the agreement.

Description

The land extends to 16.50 acres (6.67 hectares) of permanent pasture and provides an excellent opportunity to rent a large area of grassland in the village of Cavendish. The land is shown for identification purposes only edged red on the enclosed plan.

The land is accessed directly off Pentlow Lane and has some mature trees and hedging to the boundaries with the River Stour running along the northern boundary.

All applicants should be aware that the land is taken in its current condition and the owners will not be carrying out any works.

Viewing

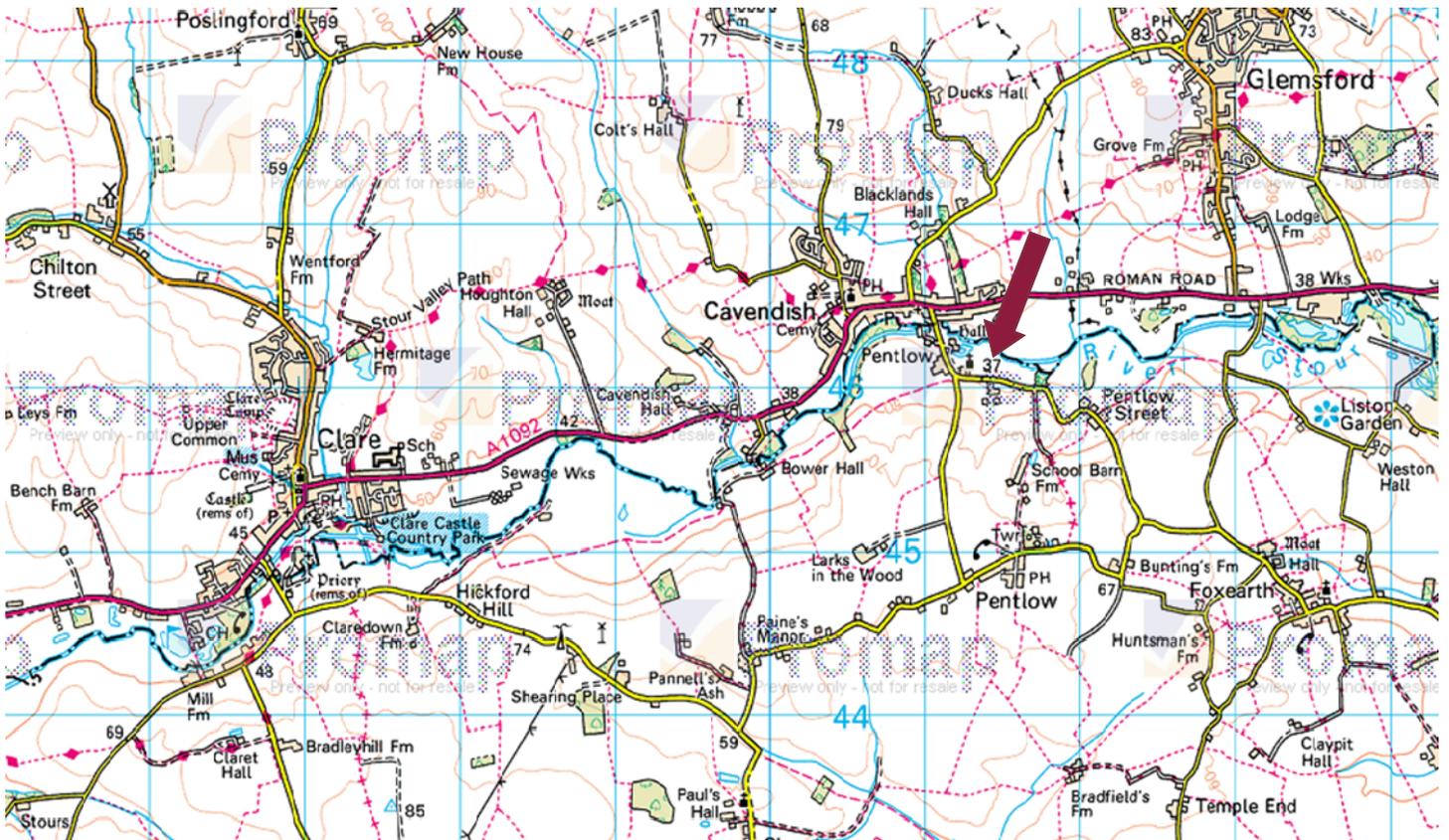
At any reasonable time with particulars in hand, by prior arrangement with the Agent. All viewings take place at the viewers' own risk.





Directions

From Long Melford proceed along the A1092 into the village of Cavendish. Upon entering the village turn left after Pentlow Drive onto Pentlow Lane, crossing the River Stour. Continue along Pentlow Lane, passing the Church of St Gregory and St George on your left, and the gateway to the paddocks is approximately 150m after the Church. The land is on the left hand side, as indicated by the Clarke and Simpson To Let board.



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