

*1.32 acres (0.53 hectares) of  
grassland situated on the edge of  
the village of Darsham.  
To Let on a Grazing Agreement*

Ref: DG022/D  
Rent: £500 per annum

The Glebe  
Church Lane  
Darsham  
Saxmundham  
Suffolk IP17 3PX



To let for an initial term of one year  
(with a view to extending)

Contact Us



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## Location

The Glebe is situated on the edge of the East Suffolk village of Darsham. Darsham is a picturesque village which benefits from its own pub, The Fox, a farm shop and, at the far end of the Parish, a railway station with some direct trains to London's Liverpool Street station via Ipswich. Darsham is just two miles to the west of Westleton and four and a half miles from the beach at Dunwich. Other attractive towns in the vicinity include Southwold, Aldeburgh, Framlingham and Orford, the latter two having English Heritage castles.

## Method of Letting

We are instructed to let the land for an initial term of one year at a rent of £500 per annum (payable in advance). The agreement will allow the grazing of animals belonging to the successful applicant only. In addition to the rent, the successful applicant will pay £150 + VAT as a contribution towards drawing up the agreement.

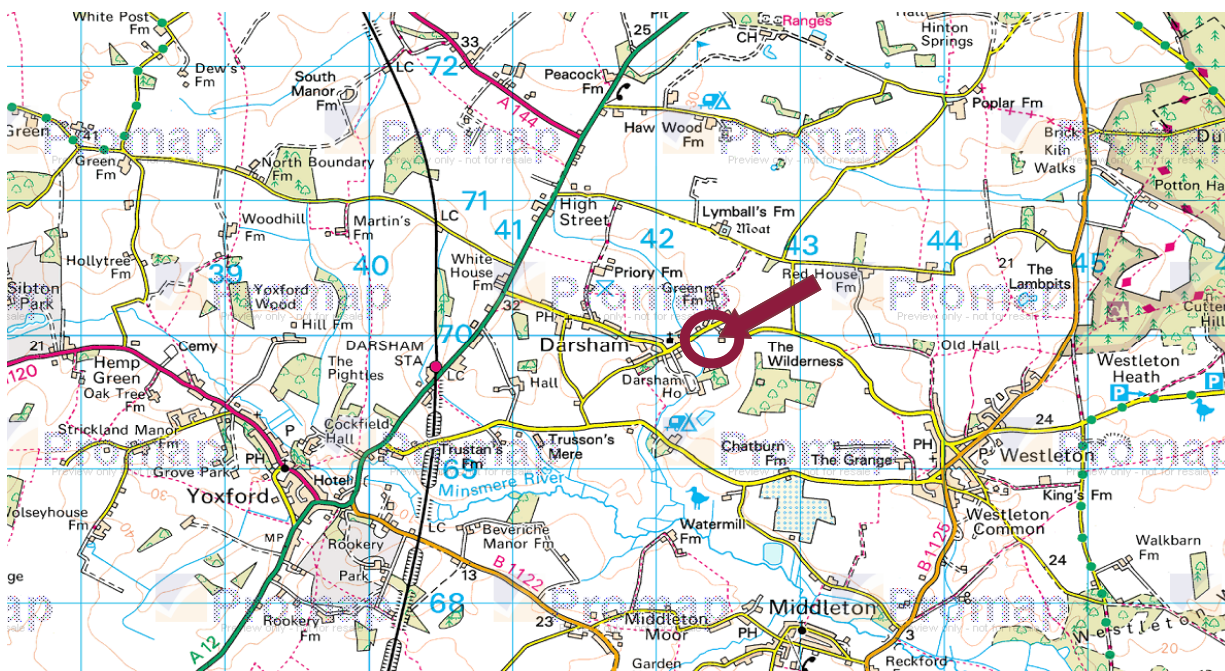
## Description

The land extends to 1.32 acres (0.53 hectares) of permanent pasture and provides an excellent opportunity to rent a small area of grassland close to the centre of the village of Darsham and the market town of Saxmundham. The land is shown for identification purposes only on the attached plan and forms one enclosure. The glebe has always been down to permanent pasture.

The land is accessed directly off Church Lane and has mature trees and some hedging to the boundary. The land is not fully fenced. All applicants must be entirely clear 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 Framlingham head toward Badingham on the B1120 and on reaching the A1120 turn right heading towards the village of Yoxford. Continue through the village of Peasenhall and Yoxford and on reaching the A12 turn left signposted Lowestoft. Proceed over the railway crossing at Darsham. After approximately 500 metres turn right towards Darsham on The Street. Follow the road around to the left in Darsham and the land is located approximately 200 metres on your right.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **June 2019**