



**TO LET**



**35.26 hectares (87.13 acres)  
of productive grassland  
Back Lane, Old Wennington, Lancaster**



# TO LET - Land off Back Lane, Old Wennington, Lancaster

## DESCRIPTION

A very useful block of productive land extending to approximately 87.13 acres (35.26 ha), located between Burton-in-Lonsdale, Wrayton and Wennington.

## LETTING DETAILS

The land is available to let on a 364 day Grazing Licence from the 1st September 2022. A long term relationship is sought with the right candidate. Offered as a whole suitable for grazing and mowing.

## VIEWING

The land can be viewed during daylight hours upon production of these particulars.

## OFFERS & ENQUIRIES

For further enquiries or to make an offer please contact Joanna Townley at WBW Surveyors on 01756 692900 or email: [joanna.townley@wbwsurveyors.co.uk](mailto:joanna.townley@wbwsurveyors.co.uk).

## BASIC PAYMENT SCHEME

If a claim is made under the Basic Payment Scheme the Licensor will retain the payment in full. The Grazier will be required to comply with cross compliance regulations including livestock movement licensing. The Grazier will need to obtain a Temporary Land Association or temporary CPH Number and indemnify the land owner for any breaches.

## REPAIRS & UPKEEP

The Occupier will maintain the boundaries, spray the weeds and catch the moles on the land. The Licensee will be expected to muck and fertilise the land. The Licensor intends to invest in fencing, gates and hedging to improve the land.

## ASSIGNMENT & SUB-LETTING

Assignment, subletting and agistment will all be prohibited under the terms of the licence. The Licensor will retain the right to exercise the sporting rights.

Details prepared: August 2022



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**[www.wbwsurveyors.co.uk](http://www.wbwsurveyors.co.uk)**

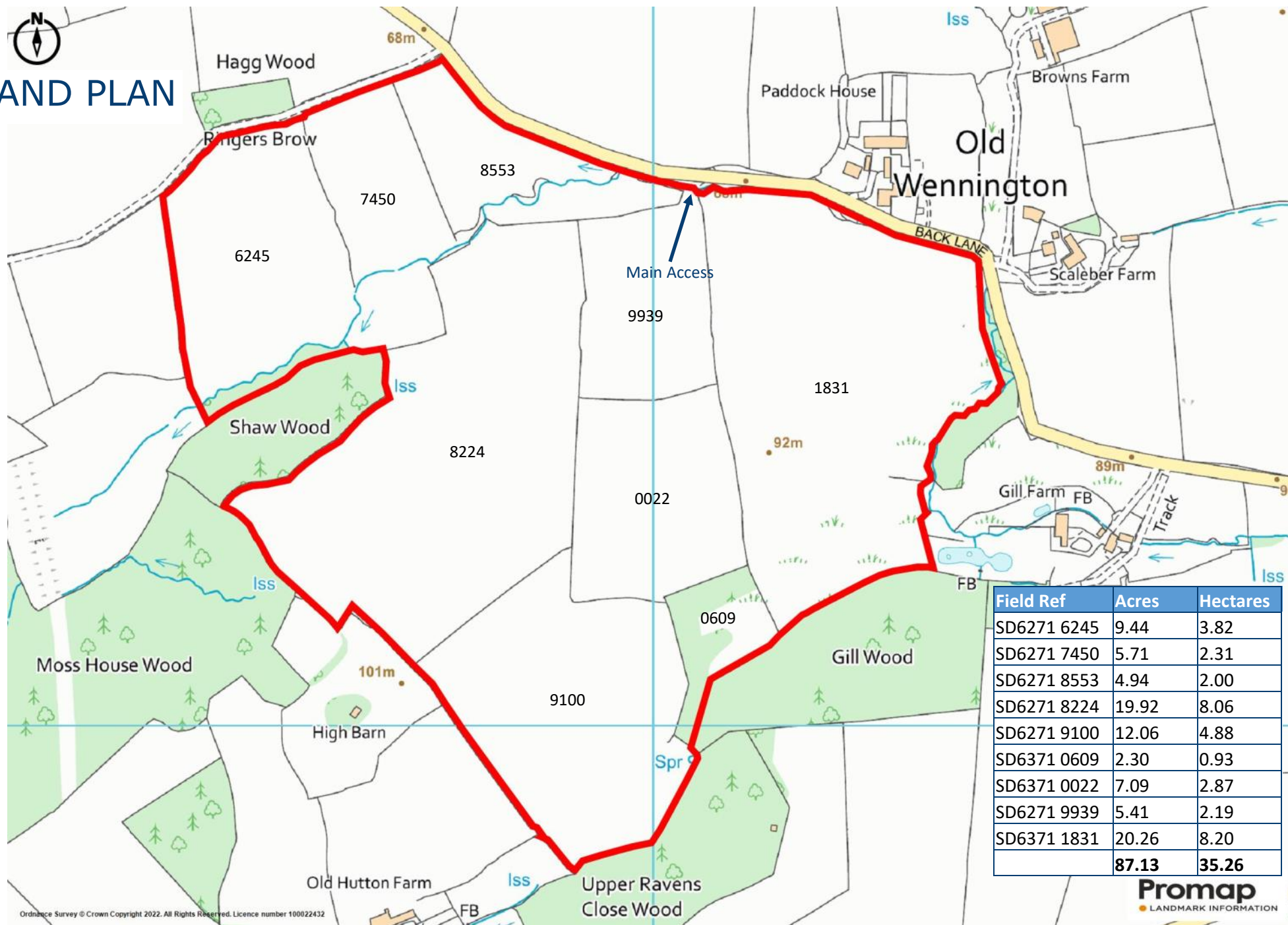
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The particulars should be independently verified by prospective buyers or tenants. Neither WBW Surveyors Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

**GENERAL:** While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we do strongly advise prospective buyer to commission their own survey or service reports before finalising their offer to purchase.

**PLANNING PERMISSION:** We have not verified any planning permission and you and your professional adviser must satisfy yourselves of any planning permission or building regulations. Any comments about planning and development are for general guidance only and your professional adviser must advise you. We cannot give any warranty about development potential.

# LAND PLAN





## **Land off Back Lane (87.13 acres)**

Old Wennington, LA2 8NZ

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35.26 hectares of productive grassland.

