



SALTMARSH & SEA BANK

Gedney Drove End, Lincolnshire

A rare opportunity to acquire an extensive parcel of saltmarsh and sea bank generating an attractive income.



- Attractive income generation
- Wildlife haven for waterfowl & waders
- Excellent sporting opportunities
- Significant environmental income
- Higher Level Stewardship Agreement
- MOD air weapons range
- BPS entitlements included
- About 541.70 acres (219.22 hectares)

DISTANCES

Holbeach: 9.5 miles

King's Lynn: 16 miles

Spalding: 18 miles

Boston: 24 miles

(All distances are approximate. Your attention is drawn to the important notice on the back page.)

SITUATION

The saltmarsh and sea bank are located to the east of Gedney Drove End in the South Holland district of Lincolnshire and form part of the south-west shore of The Wash estuary. The land can be found by heading south out of Gedney Drove End on Marsh Road for about 1 mile and then turning left onto Marsh Lane. There is a small parking area at the end of Marsh Lane from where you can walk onto the sea bank.



DESCRIPTION

With views over The Wash towards Hunstanton and the Outer Trial Bank island, the saltmarsh and sea bank is a delightful place for wildlife and walkers alike.

Extending to about 541.70 acres (219.22 hectares) the land sits to the edge of The Wash National Nature Reserve which is the largest National Nature Reserve in England. The mudflats and saltmarsh support huge numbers of wintering and passage waterfowl and are an important breeding site for waders.

The saltmarsh and sea bank benefit from a variety of income streams including, but not limited to, a lease on part to the Ministry of Defence, a Higher Level Stewardship agreement and a lease to the local Wildfowlers Association.

Income Schedule	£
BPS 2018 Claim	£31,968.12
MOD Lease	£1,500.00
HLS Agreement	£15,901.40
Wildfowlers Lease	£2,700.00
Total	£52,069.52

ACCRETION & DILUVION

The land abutting the mean high water mark forming part of the foreshore is subject to the effect of accretion and diluvion. It is the selling agents understanding that the land is in an area of accretion and as the sea recedes, the frontager assumes ownership (at no charge) of the land above mean high water.

HIGHER LEVEL STEWARDSHIP AGREEMENT

The majority of the land is subject to a Higher Level Stewardship Agreement ending in February 2023.

The purchaser will be required to take on and comply with this agreement and shall indemnify the vendor against any non-compliance of this agreement from the date of completion. Further details are available from the selling agent.

RAF HOLBEACH

The northern part of the land is being sold subject to a lease to the Ministry of Defence who use the area as part of RAF Holbeach which is an academic air weapons range. Further details of this lease are available from the selling agent.

BASIC PAYMENT SCHEME

Some of the land is registered to receive payments under the Basic Payment Scheme. The claim for the current claim year shall be retained by the vendor and the vendor will take reasonable endeavors to transfer the relevant entitlements to the purchaser after completion of the sale. The purchaser shall indemnify the vendor against any non-compliance from the date of completion.

TENURE & POSSESSION

The land is sold freehold subject to a lease in favour of the Ministry of Defence, a Grazing Licence and a lease in favour of The Trustees of the Gedney Drove End and District Wildfowlers Association. Copies of these leases and agreements are available from the selling agents.

SPORTING, TIMBER & MINERAL RIGHTS

The sporting, timber and mineral rights are included in so far as they are owned. The shooting is let on lease to The Trustees of the Gedney Drove End and District Wildfowlers Association.





SERVICES

There is a mains water supply to the land.

DESIGNATIONS

The land forms part of The Wash SSSI (Site of Special Scientific Interest) and is also designated as a Special Area of Conservation and as a Special Protection Area. Buyers should satisfy themselves in regards to any obligations or restrictions under these designations.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private whether mentioned or not.

METHOD OF SALE

The land is offered for sale as a whole by private treaty.

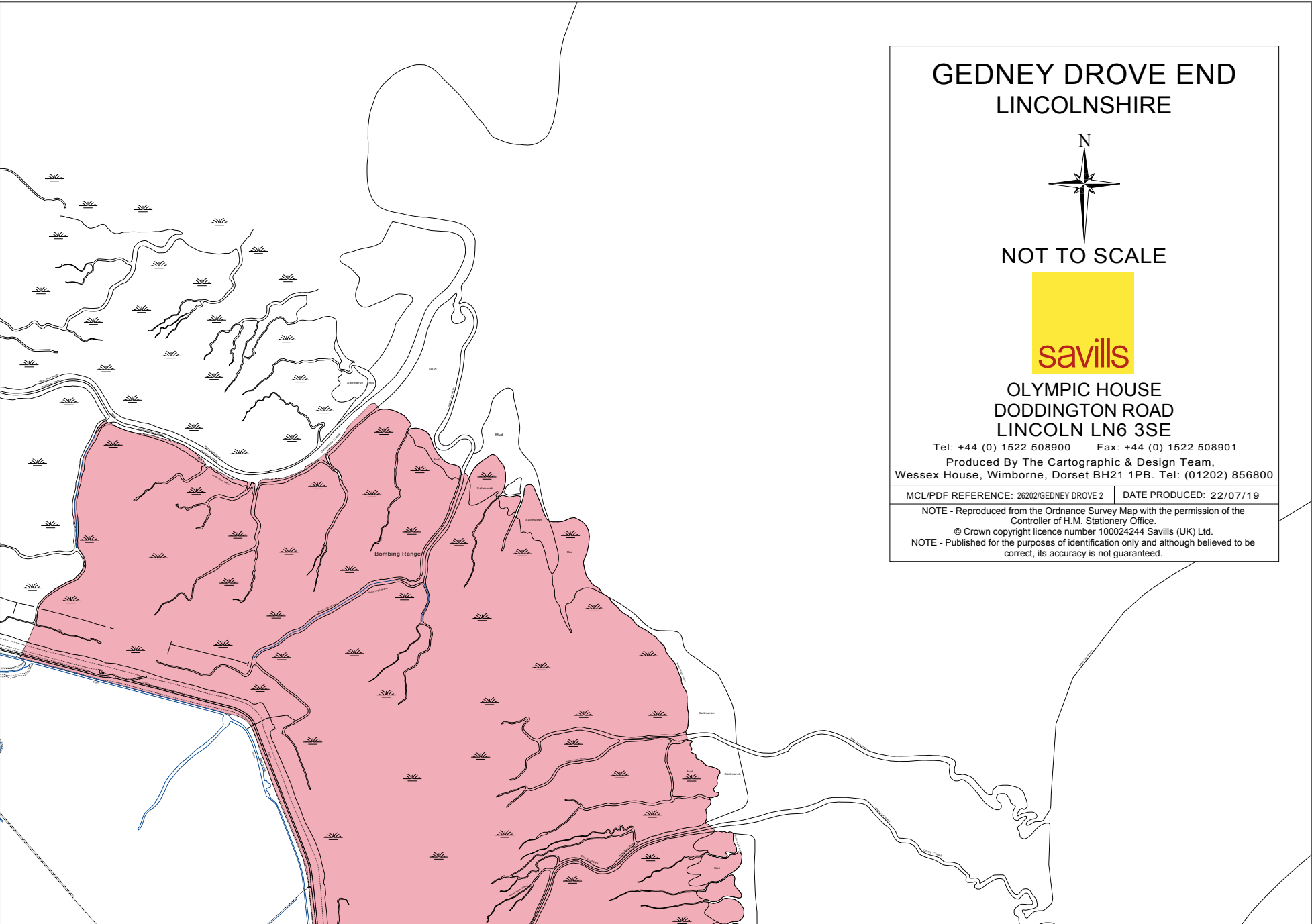
BOUNDARIES

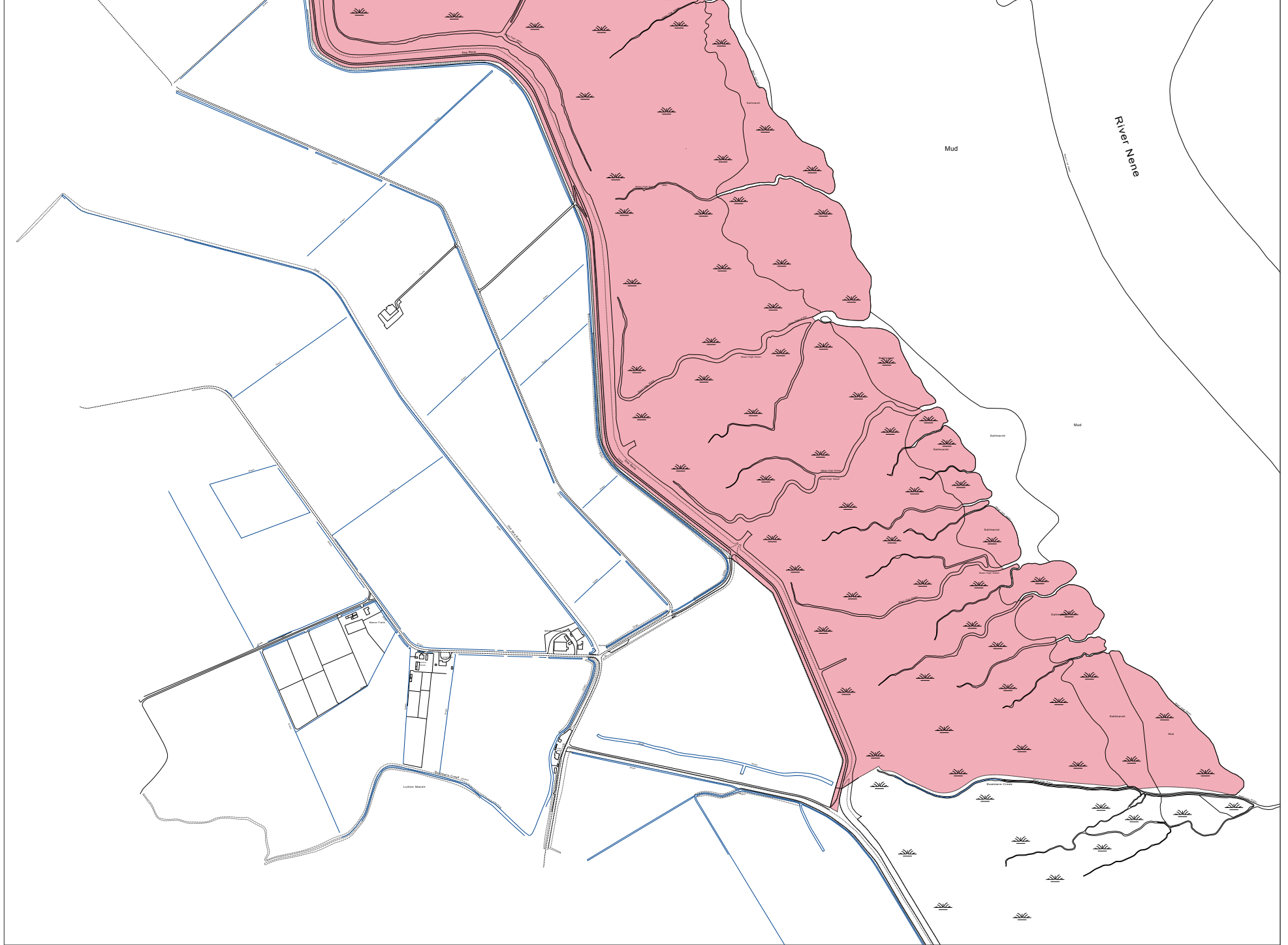
The vendor and vendor's agents will do their best to specify the ownership of boundaries, hedges, fences and ditches but will not be bound to determine these.

VAT

In the event that any part of the holding is subject to VAT this will be payable by the purchaser in addition to the purchase price.









DRAINAGE

The sea bank is subject to drainage rates payable to the South Holland Internal Drainage Board. Further information is available from the selling agents.

VIEWINGS

The majority of land may be viewed during daylight hours only providing that you have a copy of the sales particulars to hand. Please pay attention to all warning signs and do not enter onto the area leased by the MOD. Given the potential hazards of livestock and tidal saltmarsh, viewers should be extra vigilant and take precaution with regard to their personal safety when viewing the property. The sea bank is subject to drainage rates payable to the South Holland Internal Drainage Board. Further information is available from the selling agents.

NEAREST POSTCODE

PE12 9NP

CONTACT

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