



7.35 Acres of Pastureland

For Sale by Informal Tender

Skegness Road, Chapel St. Leonards, Lincolnshire

Willsons
SINCE 1842

7.35 Acres or thereabouts
of Pastureland in 2 Lots
Skegness Road, Chapel St Leonards
Lincolnshire

“AGENT’S COMMENTS”

Willsons are pleased to bring to the market 7.35 Acres of pastureland offered in 2 Lots which are well located with direct road frontage access.

For sale by Informal Tender in 2 Lots:

Lot 1 (edged in red) – 1.36 Acres

Lot 2 (edged in blue) – 5.99 Acres

**Closing Date for Tenders:
12 Noon Monday 3rd July 2023**

Guide Price for Lot 1: £200,000

Guide Price for Lot 2: £200,000

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

FAO: Wayne Mountain

Tel: 01507 621111 **E-mail:** w.mountain@willsons-property.co.uk



SITUATION AND DESCRIPTION

Lot 1 and 2 are both situated off Skegness Road in the Parish of Chapel St. Leonards with main road frontage to Skegness Road, both lots are situated within a 30 mile an hour speed zone and situated in close proximity to residential properties and leisure facilities.

Both lots are clearly marked with a 'For Sale' board which is positioned at the opening of each field which should aid with identification.

PLANNING POTENTIAL

We have obtained independent planning advice from a local planning consultant. Lot 2 has been included in the call for land for residential development, no decision has been made by ELDC.

TENURE & POSSESSION

The Freehold interest in the land is being offered for sale with full vacant possession following completion.

SERVICES

Lot 1 and Lot 2 have the benefit of mains water.

GRADE, SOIL TYPE & TOPOGRPAHY

All of the land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type as defined by Soilsapes is 'loamy and clayey soils of coastal flats with naturally high groundwater'. The land is level lying.

DRAINAGE RATES

We understand that the drainage rates for all of the land is payable to Lindsey Marsh Drainage Board, and the selling Agents shall notify LMDB of the change in ownership following completion.

UNDERDRAINAGE

We understand there are underdrainage pipes under Lot 2.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

Lot 1 has an electrical substation in the western corner, there is a sewerage pipe crossing Lot 1 along the southern boundary. We are not aware that Lot 2 is subject to or has the benefit of any wayleaves, easements or rights of way, however, both lots are sold subject to any privileges which may affect it whether referred to in these particulars or not.

FLOOD ZONES

We are aware that the land is within Flood Zone 3 as shown on the flood zone map.

BOUNDARIES

The land is clearly demarcated by fences and drains. Lot 2 is bound on the east by an IDB maintained drain. The purchaser shall deem to have full knowledge of all boundaries and neither the seller nor the selling Agents will be responsible for defining the boundaries nor their ownership.

BASIC PAYMENT SCHEME/STEWARDSHIP SCHEMES & NVZ

The land is registered with the Rural Payments Agency and no entitlements are included in the sale.

The land is not included in any stewardship schemes.

The land does lie within a Nitrogen Vulnerable Zone, as designated by the Environment Agency.

SPORTING & MINERAL RIGHTS

Sporting and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

VAT

It is not thought that the sale will attract VAT, however, in the event that VAT is or becomes payable in respect of the property, the purchaser, in addition to the consideration would pay the Vendor the full amount as calculated.

PLANS, AREAS & SCHEDULES

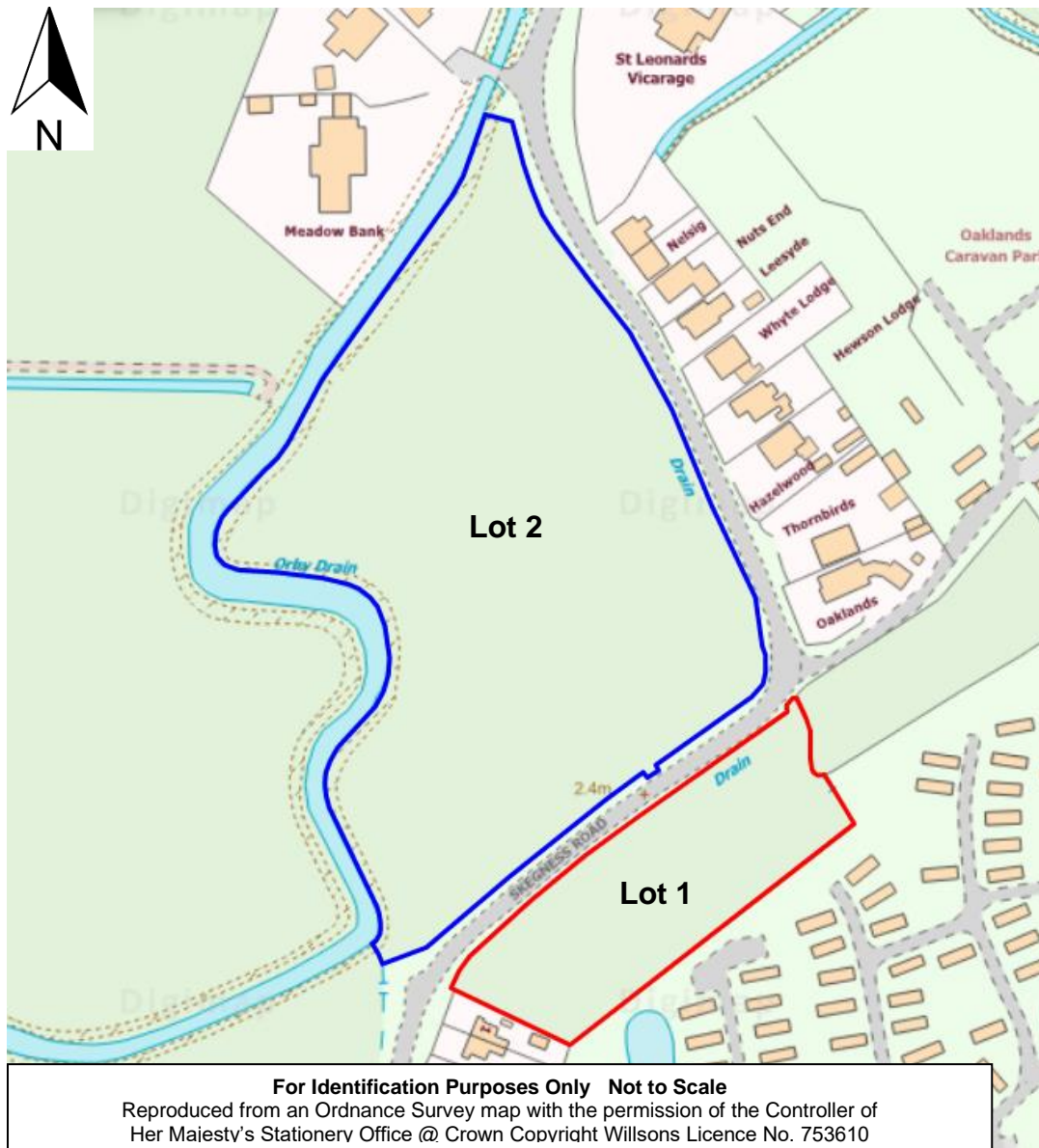
These have been prepared as accurately as possible and are based on Ordnance Survey Plans and although believed to be correct are for guidance and identification purposes only.

SCHEDULE OF AREA

Lot No.	OS Parcel No.	Area Ha	Acres	Cropping
1 (Edged red)	4559 pt.	0.55	1.357	Long Ley
2 (Edged blue)	3679 3969	2.42	5.99	Long Ley

HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. Please take specific care of any potential hazards whilst upon the land. Please also be aware that you enter the land entirely at your own risk, and neither the Vendors nor selling Agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.



LOCAL AUTHORITY

Lincolnshire County Council, Newlands, Lincoln LN1 1YW, Tel: 01522 552222.

East Lindsey District Council, Tedder Hall, Manby Park, Louth, Lincolnshire, LN11 8UP, Tel: 01507 601111.

Lindsey Marsh Drainage Board

Wellington House, Manby Park, Louth, Lincolnshire, LN11 8UU, Tel: 01507 328095.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling Agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

METHOD OF SALE

The land is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form in a sealed envelope marked '**Chapel Tender**' in the top left hand corner to the agents:

Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR

or by email to w.mountain@willsons-property.co.uk subject 'Chapel Tender'

To arrive no later than **12 Noon Monday 3rd July 2023**.

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any particular offer.
- The purchaser will be required to provide proof of funds.

ESTATE AGENTS

RENTALS

AGRICULTURAL

VALUERS

AUCTIONEERS

Skegness 01754 896100

www.willsons-property.co.uk

Alford 01507 621111



Willsons, trading for and on behalf of Willsons Property Professionals Ltd.
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