

**For Sale by Informal Tender**

**Closing Date: 12 Noon, Wednesday 30<sup>th</sup> July 2025**



**6.93 Acres (or thereabouts) of Arable Land**

**Low Road, Wainfleet St Mary, Lincolnshire**

**Willsons**  
SINCE 1842



6.93 Acres (2.80 Ha) (or thereabouts)  
of Arable Land  
Low Road, Wainfleet St Mary,  
Lincolnshire, PE24 4HS

### “AGENT’S COMMENTS”

Willsons are pleased to bring to the market 6.93 Acres, or thereabouts, of Grade 1 & 2 productive Arable Land in a well positioned location on the edge of Wainfleet St Mary. The land has been well farmed and is currently let on a Farm Business Tenancy terminating on the 30<sup>th</sup> September 2025.

The land benefits from direct road frontage onto Low Road.

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Offers in excess of: £65,000

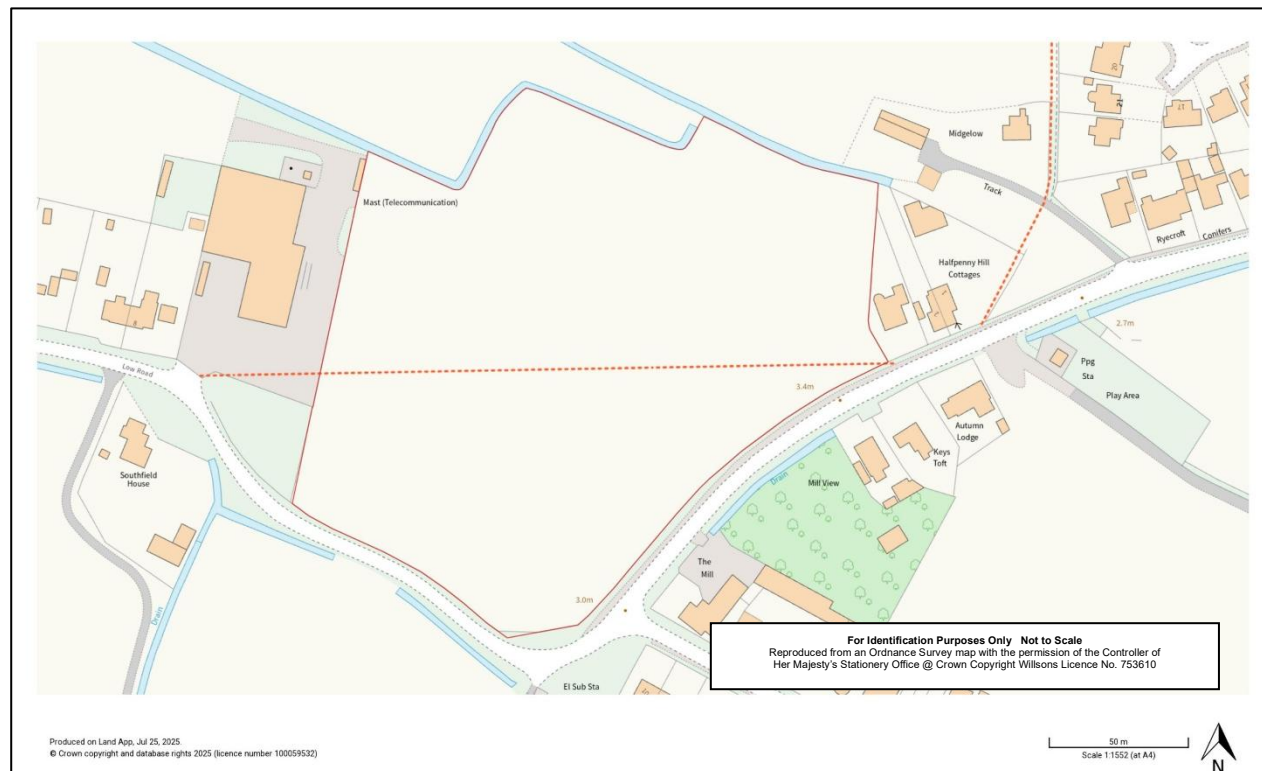
### FURTHER DETAILS FROM THE AGENTS

**Willsons**  
16 Alghita Road  
Skegness  
Lincolnshire  
PE25 2AG

**Contact:** Lizzie Clarke

**Tel:** 01754 896100 **Mob:** 07397 104462

**Email:** l.clarke@willsons-property.co.uk



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SITUATION AND ACCESS

The land is situated in the Parish of Wainfleet St Mary and has direct road frontage access onto Low Lane, being a publicly maintained highway.

The land is clearly marked with a ‘For Sale’ board, positioned at the opening to the field, which should aid with identification.

**What3words: clings.primed.typified**

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession from the 30<sup>th</sup> September 2025.

SERVICES

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

GRADE, SOIL TYPE & TOPOGRPAHY

The land is scheduled as Grade 1 & 2 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Wallasea 2 as defined by the soil survey of England and Wales. The land is level lying.

DRAINAGE RATES

Drainage rates for the land are payable to Lindsey Marsh Drainage Board, and the selling Agents will notify the Drainage Board of the change of ownership following completion.

UNDERDRAINAGE

The land is assumed to be free draining.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is crossed by a public footpath.

We are not aware of any other rights which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

BOUNDARIES

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

SCHEDULE

OS No.	Area (Acres)	Area (Ha)	2025	2024	2023	2022
8532 pt.	6.93	2.80	Cabbage, Cauliflower & Potatoes	Cauliflower & Cabbage	Cauliflower & Cabbage	Potatoes
Total	6.93	2.80				

HM LAND REGISTRY

The land is registered by HM Land Registry being Title No. LL174873.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. None of the land is currently entered into any Countryside Stewardship Scheme.

NITRATE VULNERABLE ZONES

The land lies within a surface water S716 Nitrogen Vulnerable Zone, as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

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

VALUE ADDED TAX

The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact.

Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.

OVERAGE

Within the Tender Form the potential purchaser can offer with or without an overage, if the offer is subject to an overage then the terms will be an overage provision whereby for a period of 20 years, 25% of any uplift in value attributable to the grant of planning permission for use and development other than agricultural and equestrian will be payable to the vendors.



## LOCAL AUTHORITIES

**Lincolnshire County Council**, County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

**East Lindsey District Council**, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH, Tel: 01507 601111

**Lindsey Marsh Internal Drainage Board**, Manby Park, Wellington House, Manby, Louth LN11 8UU, Tel: 01507 328095

**Environment Agency**, Ceres House, Searby Rd, Lincoln LN2 4DW 0370 850 6506

## ANTI MONEY LAUNDERING

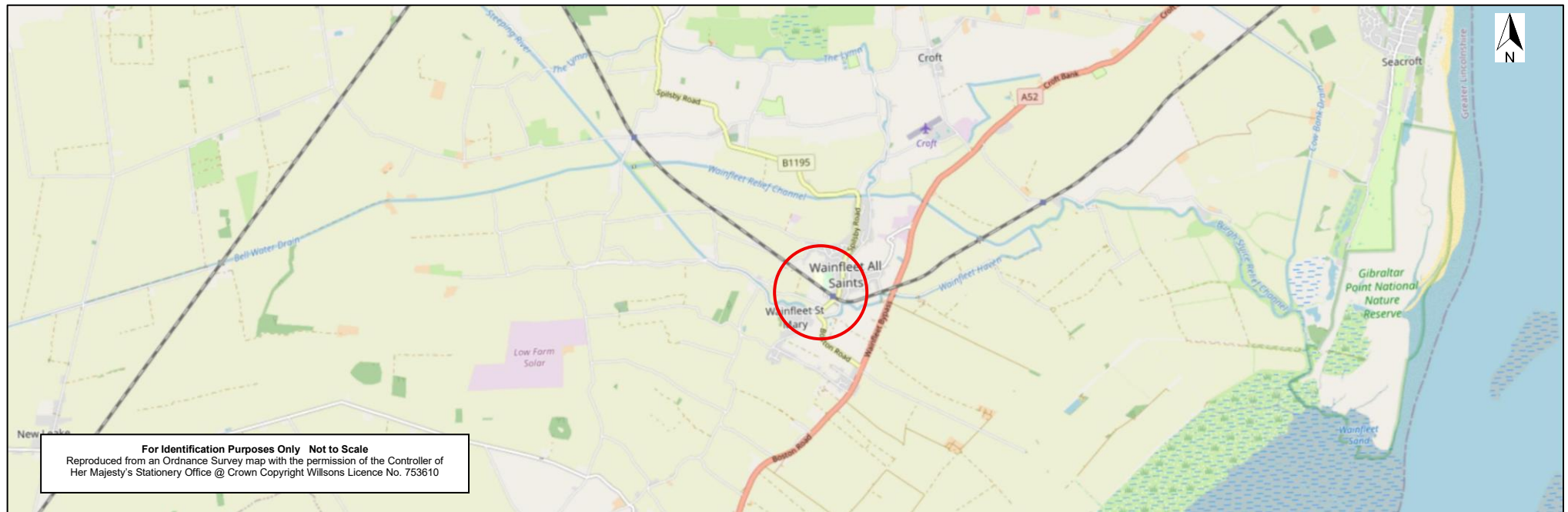
In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

## 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 (with the terms on the reverse) in a sealed envelope marked “**Wainfleet Tender**” in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Wednesday 30<sup>th</sup> July 2025**

**FAO:** Lizzie Clarke **Tel:** 01754 896100 **Email:** l.clarke@willsons-property.co.uk

- 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.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



# TENDER FORM



**6.93 Acres (2.80 Ha) (or thereabouts) of Arable Land situated off Low Road, Wainfleet St Mary, Lincolnshire**

**Closing Date: 12 Noon, Wednesday 30<sup>th</sup> July 2025**

I/We: (Buyer name(s) in full)		
Address: (in full)		
Telephone number(s):	Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.		
<b>6.93 Acres of Arable Land, Low Road, Wainfleet St Mary</b>	Offer including Overage: £ Words:	
	Offer without Overage: £ Words:	
Summary of financial position:..... <b>PROOF OF FUNDS &amp; PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED</b>		
Solicitor name & address:	Telephone number(s):	Email address:
<p>Submit Tender by Post or Email marked/headed '<b>Wainfleet Tender</b>' to:</p> <p><b>Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG</b></p> <p><b><a href="mailto:I.clarke@willsons-property.co.uk">I.clarke@willsons-property.co.uk</a></b></p>		