

For Sale by Informal Tender

Closing Date: 12 noon, Friday 9th January 2026



Amenity Land extending to 0.30 of an Acre (or thereabouts)

Situated to the south of West Street, **ALFORD**

Willsons
— SINCE 1842 —

Amenity Land extending to 0.30 of an Acre
(or thereabouts)
Situated to the south of West Street
Alford, Lincolnshire, LN13 9DG

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market an area of amenity land extending to 0.30 of an acre (more or less) situated off West Street in Alford.

The land is a cleared site with no buildings or structures standing upon it. The vendors had used this site for storage and parking for approximately 60 years, and previous to this we understand the site was used as a tannery.

For Sale by Informal Tender

Closing Date: 12 Noon, Friday 9th January 2026

Guide Price: £50,000

FURTHER DETAILS FROM THE AGENTS

Willsons

124 West Street
Alford
Lincolnshire, LN13 9DR

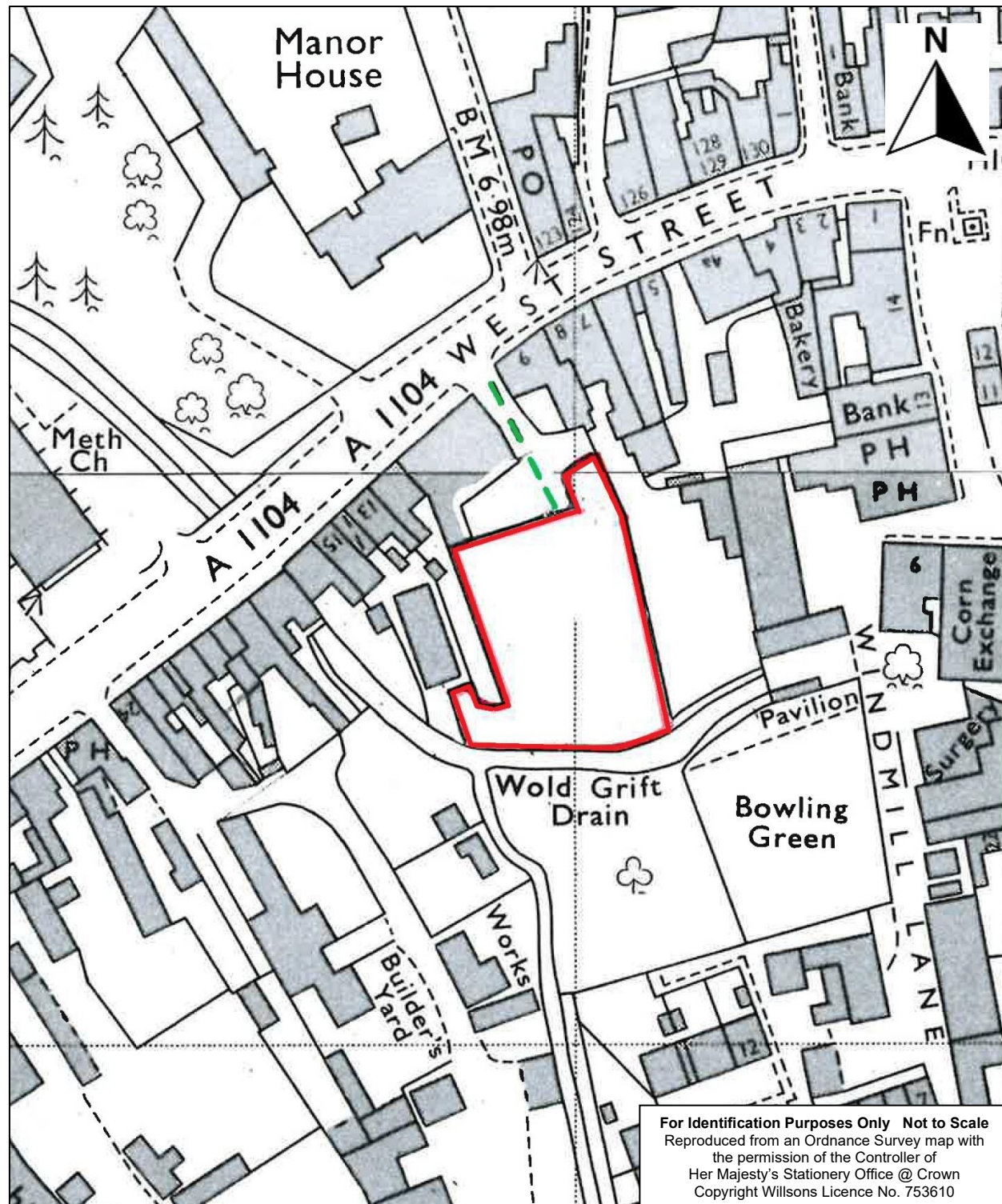
Contact: Wayne Mountain

T: 01507 621111 **M:** 07796 961158

E: w.mountain@willsons-property.co.uk



Willsons
— SINCE 1842 —



For Identification Purposes Only Not to Scale
Reproduced from an Ordnance Survey map with
the permission of the Controller of
Her Majesty's Stationery Office @ Crown
Copyright Willsons Licence No. 753610

LOCATION & ACCESS

The land can be described as 0.30 acres (more or less) of amenity land situated off West Street in Alford being close to the town centre. The land is a cleared site with no buildings or structures standing upon it.

Access to the site is directly off West Street between numbers 9 & 11 as shown as a green dotted line on the attached plan.

HM LAND REGISTRY

The land is registered with HM Land Registry as title number LL237998.

/// What3words: bronzed.vessel.topping

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

SERVICES

There is a freshwater borehole on site that was capped by the water board approximately 50 years ago. As part of the capping process, a standpipe was installed. There are no mains gas, electricity or water supplies connected to the site.

OUTGOINGS

The land is not subject to the payment of business or drainage rates.

BOUNDARIES

The purchaser is deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership. The southern boundary is bounded by the Mill Rundle River.

PLANNING PERMISSION

The land is being sold without planning permission subject to contract only. Informal planning advice has been obtained and is available for inspection at our office by potential purchasers.

OVERAGE

There will be no overage clauses included within the sale contract.

VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any easements, wayleaves or rights of way 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.

PLANS, AREAS & SCHEDULES

Plans, areas and schedules have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register areas and although believed to be correct are for guidance and identification purposes only and their accuracy cannot be guaranteed. Interested parties must satisfy themselves as to the extent of the land via their own survey and inspection.

HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. We ask that prior to viewing you contact the Alford office to register your interest and inform the agents that you shall be upon that land at a certain time and date. Neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.



Access to the site is between 9 & 11 West Street, Alford

METHOD OF SALE

The property 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 “**Alford 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 “**Alford Tender**” to arrive no later than **12 Noon, Friday 9th January 2026**.

- 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.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay.

LOCAL AUTHORITIES

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

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

Lindsey Marsh Drainage Board, Manby Park, Wellington House, Manby, Louth, 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.

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

Amenity Land extending to 0.30 of an Acre (or thereabouts)

Situated to the south of West Street, Alford

Closing Date for Tenders: 12 noon, Friday 9th January 2026

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 and confirm agreement to the terms of the tender procedure as detailed in the Particulars of Sale.			
Amenity Land extending to 0.30 of an Acre (or thereabouts) Situated to the south of West Street, Alford		In the sum of: £ Words:	
Summary of financial position:.....			
PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED			
Solicitor name & address:			
Telephone number(s):		Email address:	
Submit Tender: Envelopes to be marked ' Alford Tender ' in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email: w.mountain@willsons-property.co.uk - subject: ' Alford Tender '			