

**For Sale** by Informal Tender

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



28.15 Acres (11.39 ha) of Pastureland  
Situated off the A52, **ADDLETHORPE**

**Willsons**  
SINCE 1842

28.15 Acres (11.39 ha) (or thereabouts)  
of Pastureland  
situated off the A52, Addlethorpe  
Lincolnshire, PE24 4TJ

### "AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 28.15 acres of pastureland situated off the A52, Addlethorpe near Skegness.

The land has been well maintained and benefits from being stock fenced and has two road frontage accesses.

The land is being offered for sale by Informal Tender with full vacant possession upon completion.

### For Sale by Informal Tender

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

### AGENTS DETAILS

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

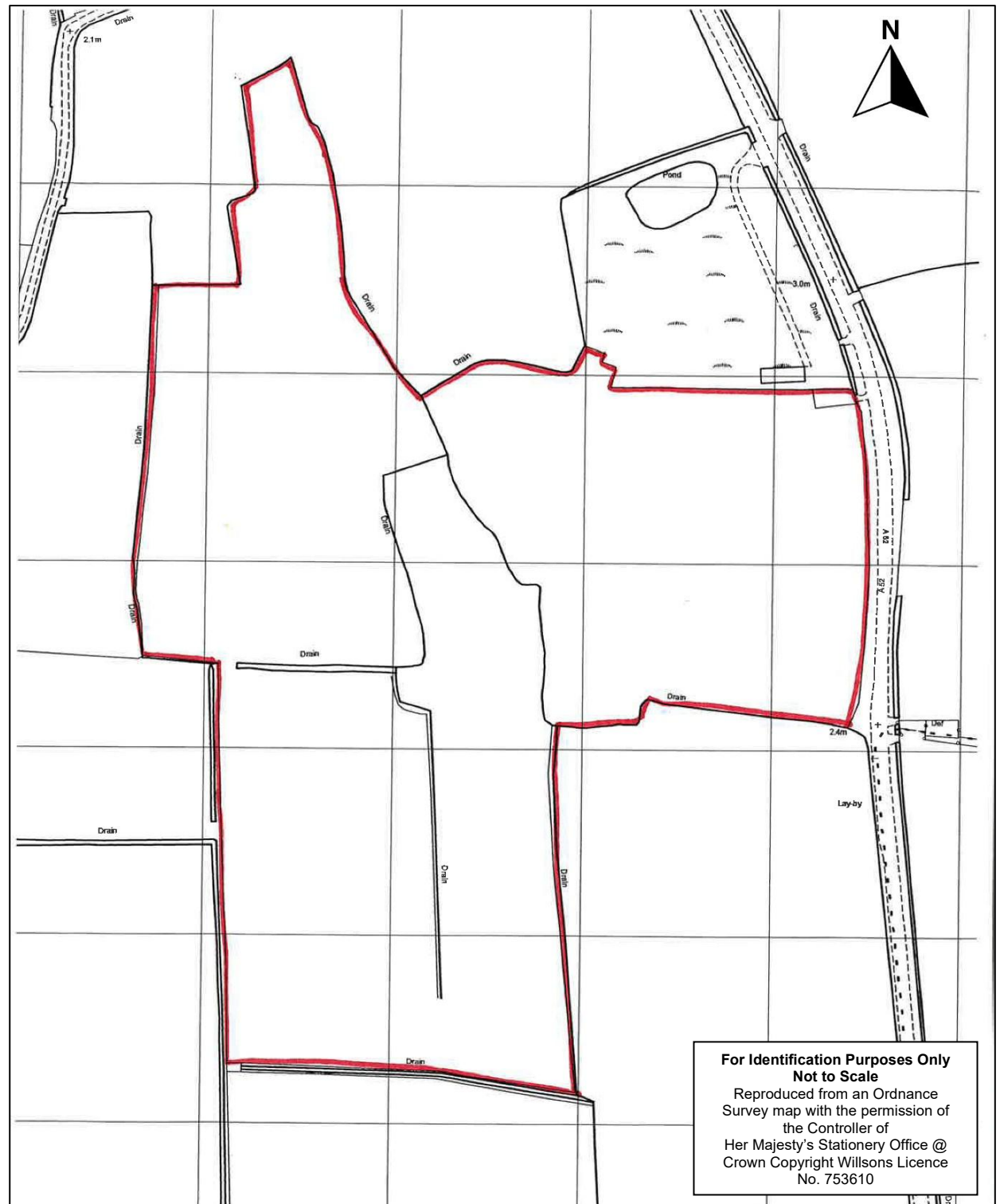
**Contact:** Wayne Mountain

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

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



**Willsons**  
SINCE 1842



## SITUATION & ACCESS

The land, which is known as Old Hall Field, is situated to the west side of the Chapel St Leonards road (A52) to the north side of Addlethorpe and has two main road accesses, one into a cattle loading fold.

## /// What3words: extent.overpower.wizards

## TENURE & POSSESSION

The Freehold interest in the land is being offered for sale with full vacant possession upon completion. The land is occupied on a Grazing License up to 31<sup>st</sup> October 2025.

## GRADE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

The land is level lying.

## RURAL PAYMENTS AGENCY & ENVIRONMENTAL SCHEMES

The land is registered with the Rural Payments Agency. The De-linked payment is being retained by the seller. The land is not included within any Environmental Schemes.

## BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges and ditches. 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.

## SERVICES

There is a mains water supply to a cattle drinking trough close to the road frontage.

## UNDERDRAINAGE

We are not aware of any underdrainage connected to the land.

## OUTGOINGS & NITROGEN VULNERABLE ZONE

Annual drainage rates are payable to Lindsey Marsh Internal Drainage Board.

The land lies within a Surface Water Nitrogen Vulnerable Zone.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

We are not aware of any rights which affect the land. 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.

## SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

## PLANS, AREAS & SCHEDULES

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

TF5569	OS No. 2296	27.65 Acres	11.37 Ha
TF5570	OS No. 4409	0.50 Acres	0.02 Ha
<b>Total:</b>		<b>28.15 Acres</b>	<b>11.39 Ha</b>

**LAND REGISTRY** Title Number LL316690.

## VIEWING

These particulars constitute a permit to view the land at any reasonable time during daylight hours and we ask that any potential purchaser takes specific care of any potential hazards whilst upon the land. The land is grazed with cattle until 31<sup>st</sup> October 2025, no dogs or children should be taken when viewing. Please be aware that you enter the land entirely at your own risk and that neither the vendor nor the selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

## 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.

## 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.

## 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

**Environment Agency**, Ceres House, Searby Road, Lincoln, LN2 4DW  
Tel: 0370 850 6506

## VENDOR'S SOLICITOR

Sills & Betteridge Solicitors, 27-31 North Gate, Sleaford, NG34 7BW  
Tel: 01529 302800 FAO: Florence Gardener

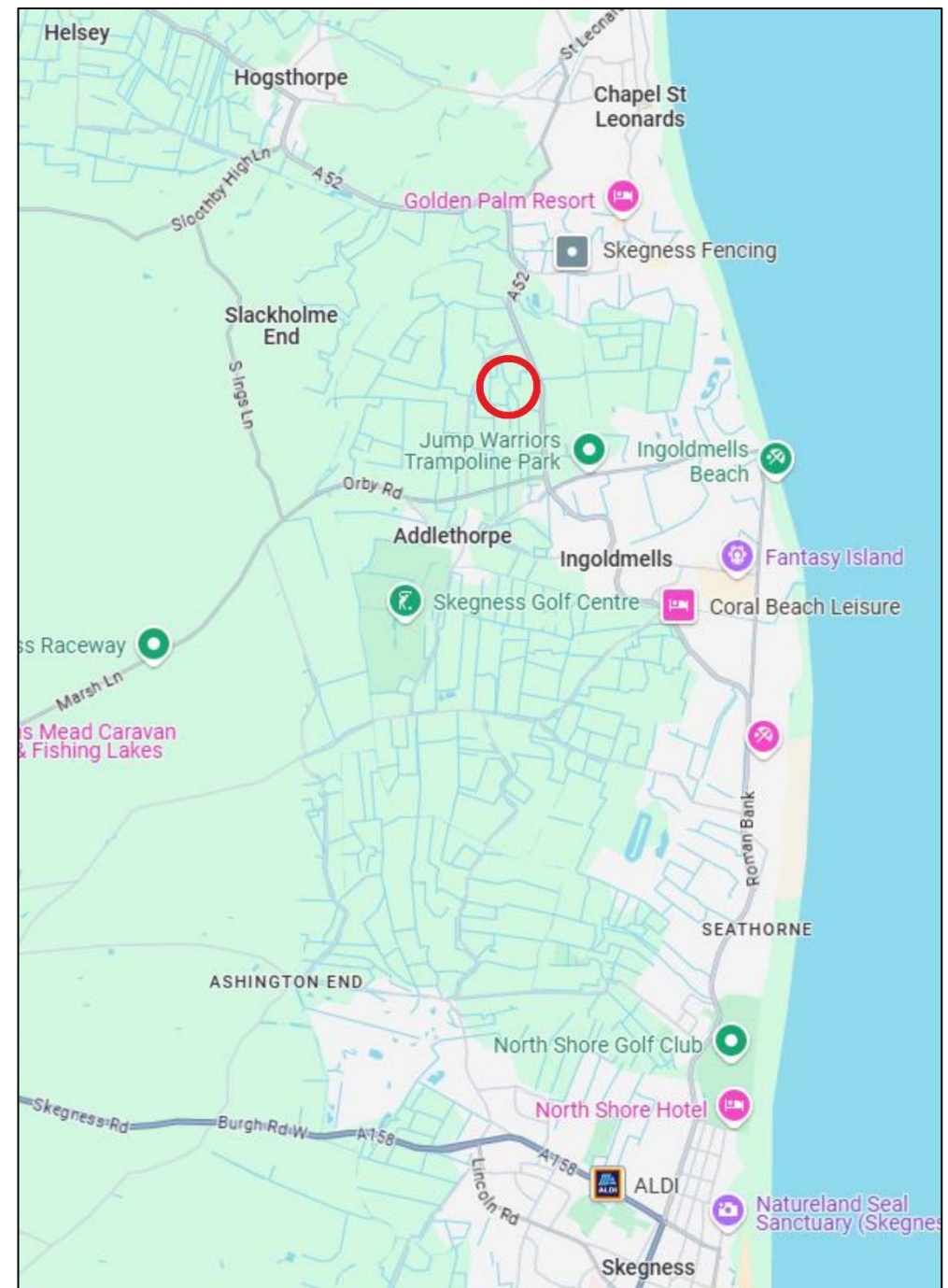
## METHOD OF SALE

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 “**Addlethorpe 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](mailto:w.mountain@willsons-property.co.uk), subject “Addlethorpe Tender” To arrive no later than **12 noon, Wednesday 30<sup>th</sup> July 2025**.

- 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.



**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

**28.15 Acres (11.39 ha) of Pastureland** off the A52, Addlethorpe  
Closing Date for Tenders: 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 and confirm agreement to the terms of the tender procedure as detailed in the Particulars of Sale.		
<b>28.15 Acres (11.39 ha) of Pastureland off the A52 Addlethorpe</b>	In the sum of: £ 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:	
<b>Submit Tender:</b> Envelopes to be marked ' <b>Addlethorpe Tender</b> ' in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email: <a href="mailto:w.mountain@willsons-property.co.uk">w.mountain@willsons-property.co.uk</a> - subject: ' <b>Addlethorpe Tender</b> '		