For Sale by Informal Tender

Closing Date:12 Noon, Wednesday 9th December 2026



9.66 Acres of Grade 2 Arable Land (or thereabouts)

Wainfleet, Lincolnshire

Willsons
SINCE 1842

9.66 Acres of Grade 2 Arable Land Situated off Lady Lane, Wainfleet Lincolnshire, PE24 4NQ

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 9.66 acres of Grade 2 arable land (or thereabouts) which is well located with direct access off Lady Lane.

The land is currently within its third year as part of the Sustainable Farming Incentive scheme and is within an arable rotation. The land benefits from an underdrainage scheme and is offered for sale with vacant possession upon completion.

For Sale by Informal Tender

Guide Price: £85,000

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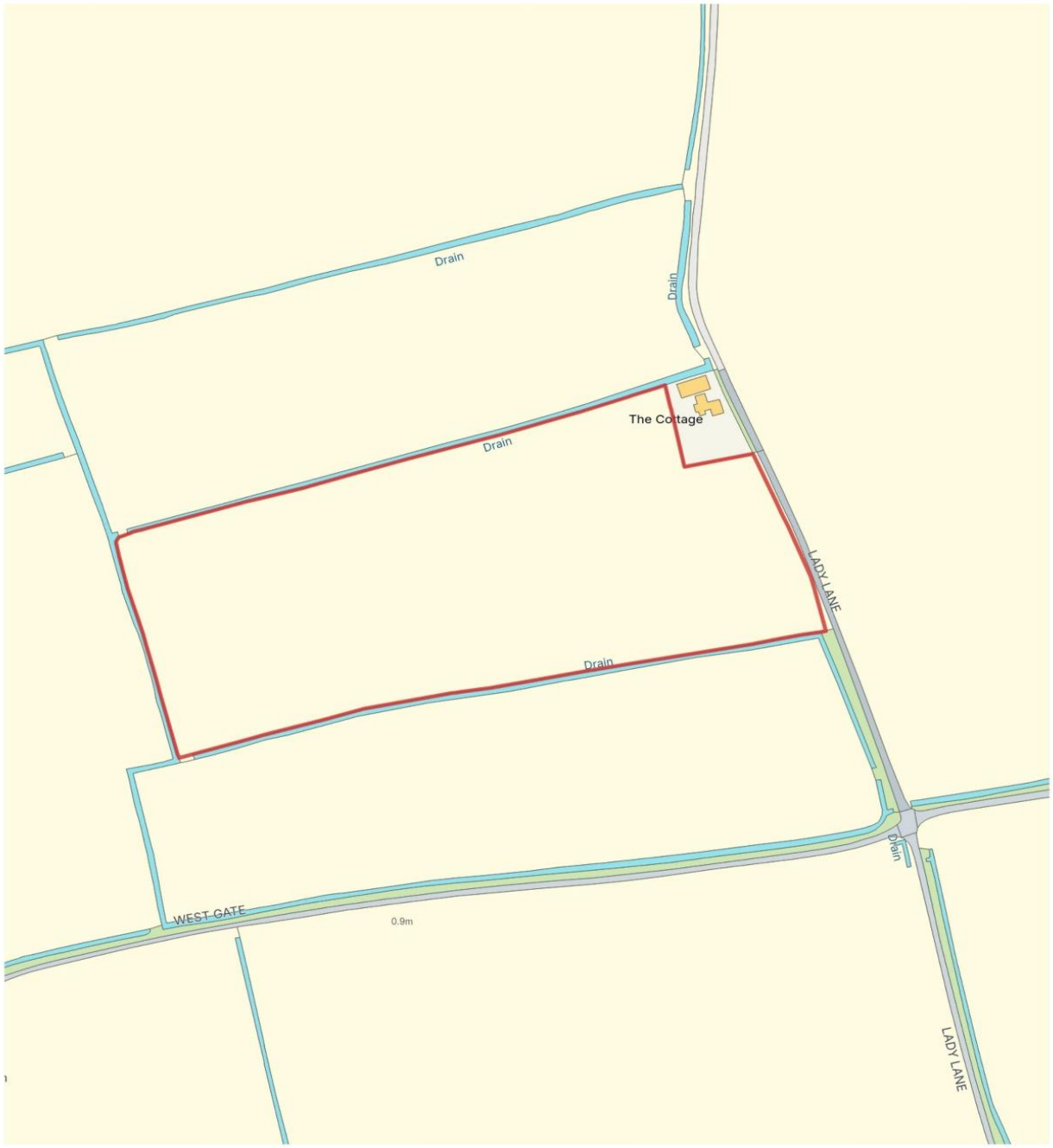
FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire, LN13 9DR

Contact: Jack Boulton
T: 01507 621111 **M**: 07526 951099
E: jackb@willsons-property.co.uk

Contact: Charles Tagg
T: 01507 621111
E: c.tagg@willsons-property.co.uk

Willsons SINCE 1842



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Willsons SINCE 1842

50 m
Scale 1:2500 (at A4)

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LOCATION AND ACCESS

The land is situated on the west side of Lady Lane, a no through public highway which is accessed from Levergate and Westgate, approximately 3 miles from Wainfleet All Saints. The land has direct road frontage access onto Lady Lane.

/// What3words Location: opened.kickers.troubled

TENURE & POSSESSION

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

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 2 by the Agricultural Land Classification of England and Wales and the land is largely level lying.

The soil type as defined by the Soil Survey of England and Wales as Wallasea 2 “Loamy and clayey soils of coastal flats with naturally high groundwater”.

RURAL PAYMENTS AGENCY & ENVIRONMENTAL SCHEME

All of the land is registered with the Rural Payments Agency. The land is currently within a three-year stewardship scheme which is due to end on the 30th April 2027 and is growing a Herbal Ley crop (CSAM3). Should the sale complete before the end of the scheme, the vendor will be responsible for resolving the agreement with the Rural Payments Agency.

BOUNDARIES

The land is clearly demarcated by boundary features. The western boundary is formed by a dyke maintained by the Witham Fourth District Internal Drainage Board and purchasers should note the Board’s byelaws regarding access to, and works adjacent to, this watercourse. 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

We are not aware that there are any mains services connected to the land.

UNDERDRAINAGE

We understand that the land has the benefit from an underdrainage scheme, being historic clay tile drains, however, there are no underdrainage plans available.

OUTGOINGS & NITRATE VULNERABLE ZONE

Annual drainage rates are payable to the Witham Fourth District Internal Drainage Board. The land lies within the Witham Drains Surface Water Nitrate Vulnerable Zone.

SPORTING, TIMBER & MINERAL RIGHTS

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

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

There are no rights of way over the land in favour of third parties and there are no overhead lines or poles crossing the land. A mains water supply serving the adjoining property runs along the northern boundary. 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

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

VIEWING

These particulars constitute a permit to view the land at any reasonable time of day, however, we ask that you are respectful of the growing crop. Neither the vendor nor agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

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.

RPASheet & Parcel ID	OS Sheet & Parcel ID	RPA Area (hectares)	Land Reg. Area (acres)	OS Area (acres)	2026	2025	2024	2023	2022
TF4659 - 0981	TF4659 – 0079	3.91 ha	9.38 ac	9.66 ac	Herbal Ley	Herbal Ley	Herbal Ley	Winter Wheat	Winter Wheat

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
Witham Fourth District Internal Drainage Board, 47 Norfolk Street, Boston, Lincolnshire, PE21 6PP – Tel: 01205 310088

METHOD OF SALE

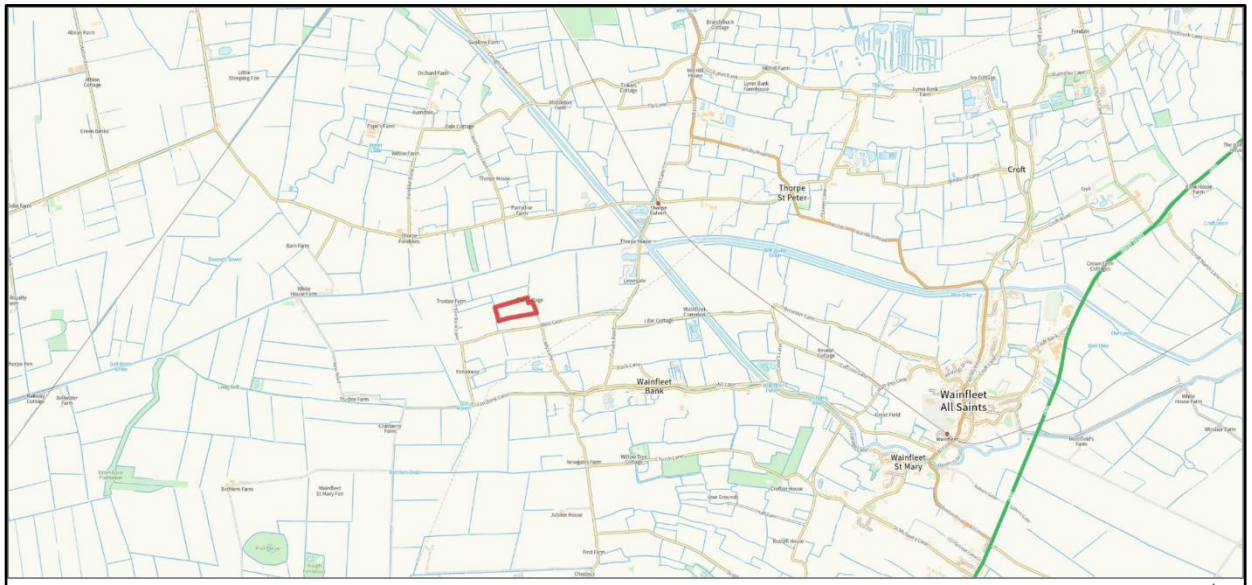
The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached tender form in a sealed envelope marked **"Lady Lane Tender"** in the top left-hand corner (or in the subject for emails) to the Agents:

Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR
or by email to **jackb@willsons-property.co.uk**
c.tagg@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.
- 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.





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TENDER FORM

9.66 Acres of Grade 2 Arable Lane (or thereabouts)
Situated off Lady Lane, Wainfleet, Lincolnshire
Closing Date for Tenders: **12 noon, Wednesday 9th December 2026**

Willsons SINCE 1842
124 West Street, Alford, Lincolnshire, LN13 9DR

I/We: (Buyer name(s) in full)	
Address: (in full)	

Telephone number(s):	Email address:

Hereby offer(s) to purchase, subject to contract, the land as identified below and confirm agreement to the terms of the tender procedure as detailed on the Particulars of Sale.

9.66 Acres (or thereabouts) of Grade 2 Arable Lane situated off Lady Lane, Wainfleet	In the sum of: £ Words:

Summary of financial position:…….

PROOF OF FUNDS & PROOF OF I D WILL BE REQUIRED IF THIS TENDER IS ACCEPTED

Solicitor name & address:

Telephone number(s):	Email address:

Submit Tender: Envelopes to be marked **'Lady Lane Tender'** in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR
or by email: jackb@willsons-property.co.uk or c.tagg@willsons-property.co.uk - subject: **'Lady Lane Tender'**