



M A S O N S
EST. 1850

5.84 ACRES (2.36HA) OF LAND
OFF SCRUB LANE, AUTHORPE

5.84 ACRES (2.36HA) OF LAND OFF SCRUB LANE, AUTHORPE, LOUTH, LN11 8PG

Grassland available as a Whole or in Part subject to negotiation by Private Treaty | Roadside Frontage
Grade 3 Grassland | Future Development Potential
Guide Price for the Whole - £100,000

Description

The land consists of approximately 5.84 acres (2.36ha) of grassland classified as Grade 3 on the Land Classification Plan of England and Wales. The land is offered for sale by Private Treaty as a Whole or by partitioning the land into two smaller lots subject to negotiation. The property presents a great long-term investment opportunity, boasting substantial roadside frontage in the heart of the small village of Authorpe.

The Land

The land has the benefit of direct road access and stock-proof fencing around the perimeter.

The soils form part of the holderness association, consisting of fine loamy soils with a chalky till, which is suitable for growing a variety of cereals and temporary grass.

Location

The nearest postcode is
LN11 8PG



what3words

The location of the access is;
///work.universe.blueberry



01507 350500

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Land Schedule

| RPA Field No. | Acres | Hectares |
|---------------|-------|----------|
| TF4081 0725 | 5.84 | 2.36 |

Overage Agreement

The Whole of the land is to be sold subject to an overage agreement whereby 30% of the net uplift in value from the approval of planning permission for any residential or commercial usage will be payable to the vendor for a period of 30 years from the date of completion.

Outgoings and Charges

The land is subject to drainage rates payable to the Environment Agency at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not.

Ingoing Valuation

There will be no ingoing valuation to pay for in terms of growing crops or acts of husbandry. Additionally, there will be no charge for UMWs and/or RMVs. There will be no claim for dilapidations or any other matters.



VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Flood Risk

The Land is located in flood zone 1 indicating the land has a low probability of flooding.

Environmental Land Management

The land is not entered into any environmental land management schemes.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry is available from the Selling Agents.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Delinked Payments

The land is registered with the Rural Payment Agency, but the delinked payments will not be retained by the vendor.

Planning

The property is situated within East Lindsey LPA where the land is defined as open countryside. Any planning enquiries should be obtained prior to submitting an offer.

Back Cropping

The land was put to a temporary grass ley around 2007, before which, the land was part of a usual arable rotation.

Underdrainage

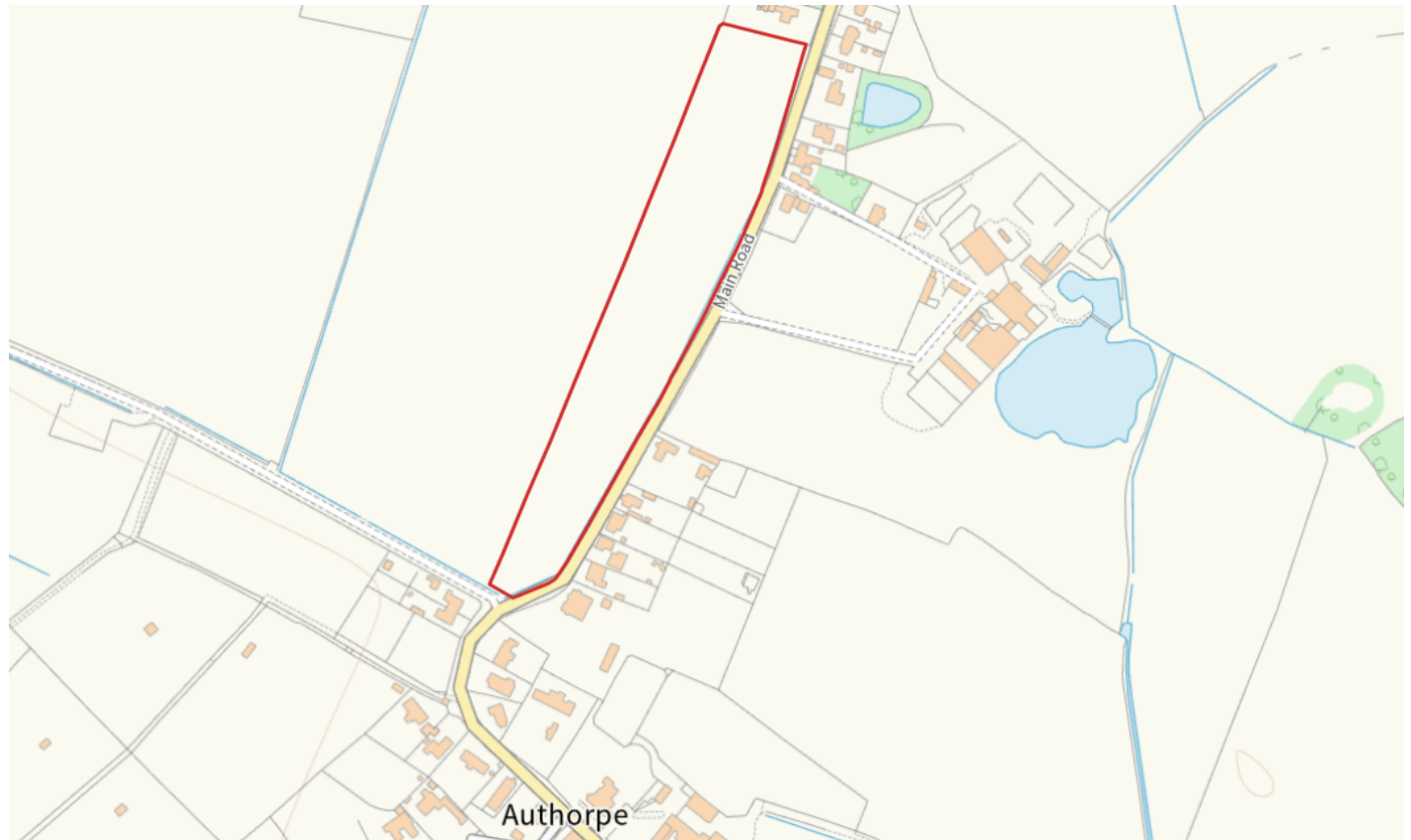
The land benefits from an underdrainage scheme. A plan of which is available from the selling agents upon request.

Tenure

The land is being sold freehold with vacant possession.

Viewing

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand.



Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the Agents' mapping software. The back cropping has been supplied by the vendor.

Services

None in so far as the agents are aware.

Method of Sale

The land is for sale by Private Treaty.

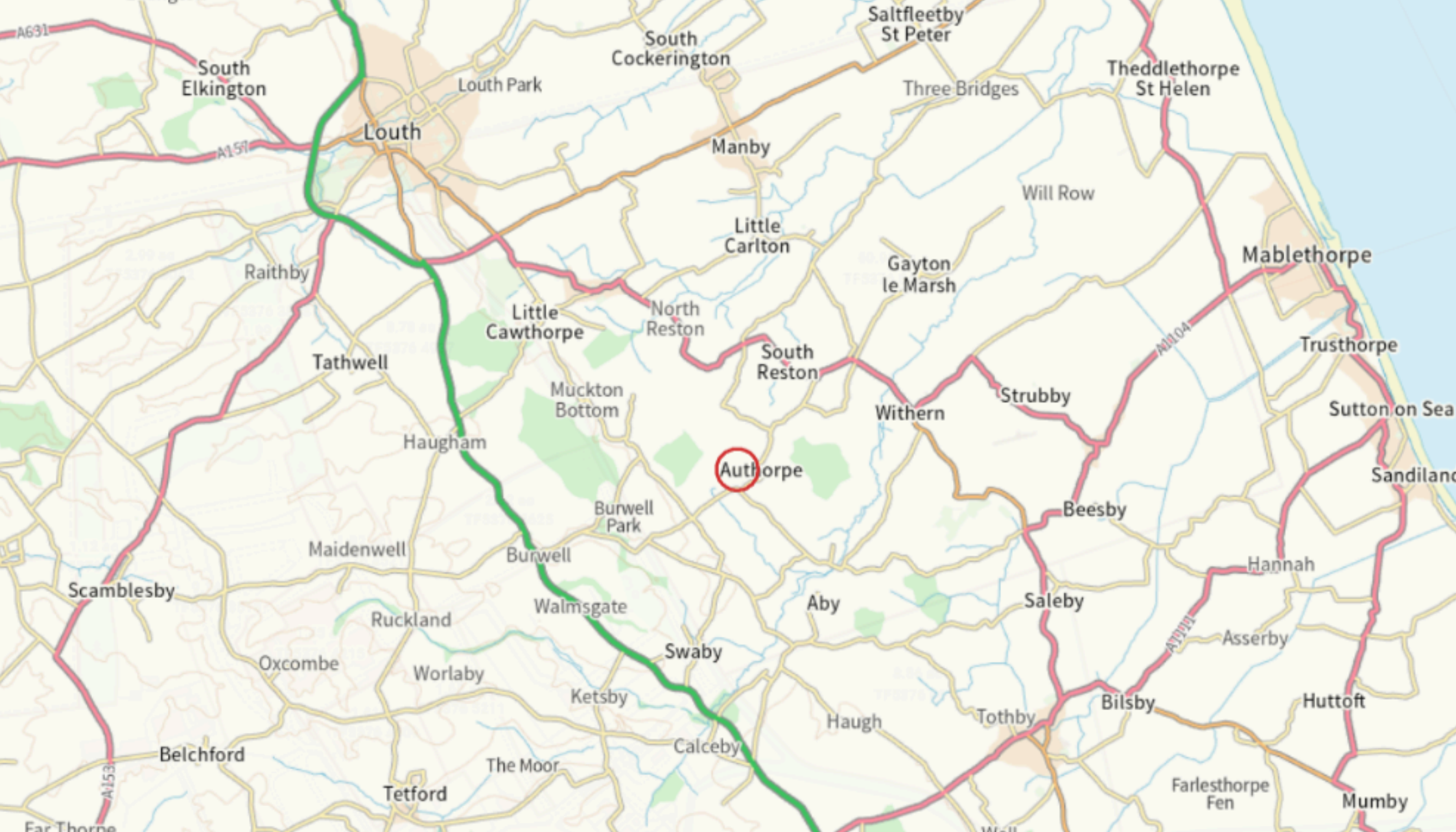
Vendors Solicitor

Amy Cowdell
Shakespeare Martineau
12-14 St Mary's Lane
Lincoln
LN5 7EQ

Telephone – 07976 413993

Email – amy.cowdell@shma.co.uk

The marketing photos and particulars were prepared in May 2025.



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice
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