

For Sale by Informal Tender

Closing Date: Monday 30<sup>th</sup> September 2024



34.70 Acres (14.04 ha) *(or thereabouts)* of Pastureland  
Situated at Theddlethorpe All Saints, Lincolnshire

**Willsons**  
SINCE 1842

34.70 Acres (14.04 ha) (or thereabouts)  
of Pastureland  
Theddlethorpe All Saints  
Lincolnshire, LN12 1PH

### "AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 34.70 acres of pastureland situated on Saltfleet Road in the parish of Theddlethorpe All Saints.

The land has been well maintained and benefits from being ring fenced and has road frontage access.

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

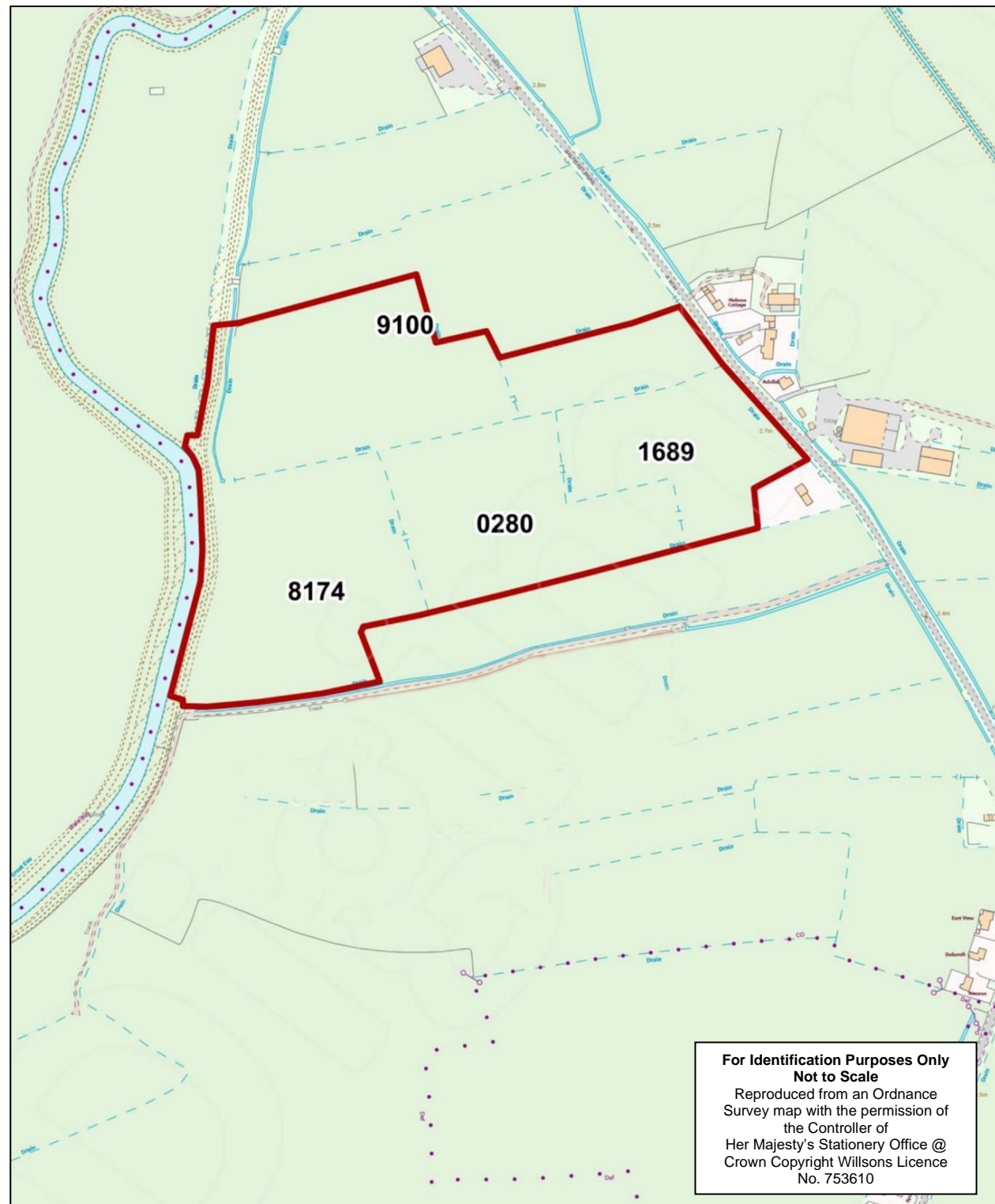
### For Sale by Informal Tender

**Closing Date: 12 Noon, Monday 30<sup>th</sup> September 2024**

### AGENTS DETAILS

**Willsons**  
124 West Street  
Alford  
Lincolnshire  
LN13 9DR  
T: 01507 621111

**Wayne Mountain**  
M: 07796 961158  
E: w.mountain@willsons-property.co.uk



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SINCE 1842

## DESCRIPTION, LOCATION AND ACCESS

The land can be described as TF4690.

OS Numbers: 9100 - 8.38 acres  
8174 - 10.58 acres  
0280 - 7.57 acres  
1689 - 8.17 acres

**In total 34.70 acres.**

The land is situated with main road access onto Saltfleet Road in the parish of Theddlethorpe All Saints, Lincolnshire and is bound on the west by the Great Eau river.

 **What3words: launcher.convert.consented**

## 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 2024.

## GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales and the land is largely level lying, with a slight rise from south to north.

The soil type as defined by the Soil Survey of England and Wales is "Wallasea 2" and "Holderness".

## RURAL PAYMENTS AGENCY

All of the land is registered with the Rural Payments Agency. The De-linked payment is being retained by the seller.

## BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges, ditches and the Great Eau river. 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 metered mains water connection to a cattle drinking trough close to the field entrance.

## 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.

## 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 overhead electricity cables and poles crossing the land. We are not aware of any other 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.

## 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.

## VIEWING

The land is grazed with cattle until the end of the grazing season. Willsons Alford office must be contacted prior to viewing. No dogs or children should be taken when viewing and you enter the land entirely at your own risk. These particulars of sale constitute a permit to view the land at reasonable time of day.

## 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

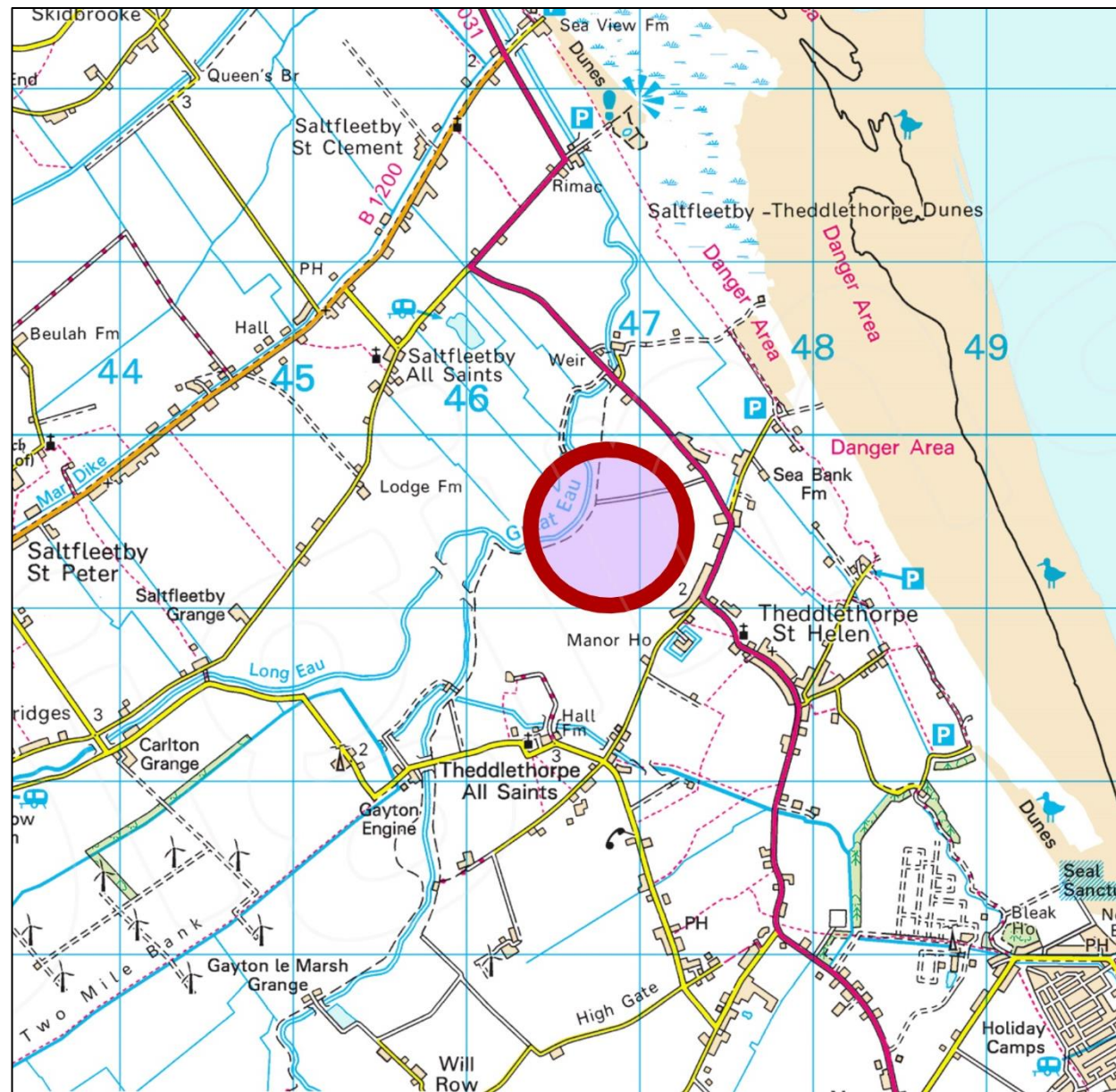
## VENDOR'S SOLICITOR

HSR Law Solicitors  
7 South Parade  
Doncaster  
DN1 2DY  
Tel: 01302 747800  
FAO: Katie Allwood

## 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 (with the terms on the reverse) in a sealed envelope marked “**Theddlethorpe All Saints 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 “Theddlethorpe All Saints Tender” To arrive no later than **12 noon, Monday 30<sup>th</sup> September 2024**.

- 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.