

# For Sale by Informal Tender

Closing Date: 12 noon, Monday 4<sup>th</sup> November 2024



Willsons  
SINCE 1842

Gibbet Hill Cottage, Aswardby Road, Sausthorpe

Guide Price £185,000

**Willsons**  
SINCE 1842

Gibbet Hill Cottage, Aswardby  
Road, Spilsby,  
Lincolnshire, PE23 4JZ

**"AGENT'S COMMENTS"**

*A rare opportunity to purchase a detached cottage in a stunning rural location. Situated in a generous plot of 0.8 acres or thereabouts primarily set to woodland, the property has been empty for many years and is therefore in need of extensive restoration or replacement (subject to planning consent).*

*The property is located on the edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty and sits just outside the village of Sausthorpe, just a short drive of the market town of Spilsby. This property is being sold with the benefit of No Onward Chain.*

**LOCATION**

*Sausthorpe is a small village on the southern edge of the Lincolnshire Wolds and to the north-west of the market town of Spilsby situated approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.*



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**FURTHER DETAILS FROM THE AGENTS**

**Willsons**

124 West Street  
Alford  
Lincolnshire  
LN13 9DR

**Contact:** Chloe Schofield-Phoenix or Wayne Mountain

**Tel:** 01507 621111

**Email:** [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk) / [w.mountain@willsons-property.co.uk](mailto:w.mountain@willsons-property.co.uk)

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124 West Street, Alford, Lincolnshire, LN13 9DR  
T. 01507 621111 | E [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

### Traditional Cottage

Internal viewing of this property is NOT permitted. The property has stood empty for many years and is therefore in need of extensive restoration or replacement, subject to planning consent. A local planning professional has been consulted, please see section entitled 'Planning Appraisal'.

### Land

On a generous plot set primarily to woodland and extending to 0.8 acres, to include an area recorded on mapping as Gibbet Hill Plantation.

### Location

Set on the southern edge of the Lincolnshire Wolds, with rural aspects, the property can be found on Aswardby Road, to the north-west of the village of Sausthorpe.

### Planning Appraisal

A planning consultant appointed by the vendor concludes "that there is little opportunity for additional development at the property. The most likely option to maximise the potential would be a replacement dwelling or significant extensions and alterations of the existing building". The full report can be obtained from the agent.

### Directions

From the A16 between Louth and Spilsby, at Partney Roundabout, take the A158 towards Horncastle. After 1.6 miles, turn right into the village of Sausthorpe, taking the left hand fork in the road towards Aswardby. The property can be found on the left after 700m, enclosed in woodland.

What3words:///rang.aura.foreheads

### Viewing & Access

Viewing is strictly by appointment at the following pre-set times ONLY:

Friday 11th October at 11am - 12pm

Wednesday 16th October 1pm - 2pm

Thursday 24th October 11am - 12pm

Please note there are NO INTERNAL VIEWINGS permitted for this property. Access should NOT be taken by any parties outside of the viewing schedule. Neither the vendor or agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you access entirely at your own risk.

### Services

The property has been previously inhabited however, the availability and connection of services is unknown to the agent and therefore prospective purchasers should make their own enquiries.

### Tenure and Possession

The property is Freehold with vacant possession upon completion. The property does not carry registered title.

### Local Authority

Council Tax Band 'B' payable to Local Authority: East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincs, LN9 6PH. Tel: 01507 601111.

### Energy Performance Certificate

The property has an energy rating of TBC. The full report is available from the agents or by visiting [www.epcregister.com](http://www.epcregister.com) Reference Number: TBC

### 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.

### Method of Sale

The land 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 "Sausthorpe Tender" in the top left hand corner to the Selling Agents to arrive no later than 12 noon on Monday 4th November 2024.

FAO: Wayne Mountain Tel: 01507 621111 Email: [w.mountain@willsons-property.co.uk](mailto:w.mountain@willsons-property.co.uk)

• It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.

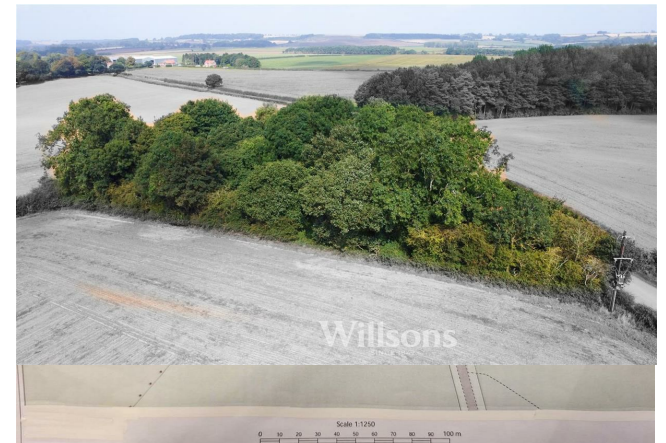
• All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.

• 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 and in accordance with a mutually agreed timetable.





**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **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.

