

For Sale by Informal Tender

Closing Date: Wednesday 16th April 2025



1.86 Acres (or thereabouts) of Amenity Pastureland
Main Road (A16), Stickford, Boston, Lincolnshire

Willsons
SINCE 1842

**1.86 Acres (or thereabouts)
of Amenity Pastureland
Main Road, Stickford
Boston, Lincolnshire, PE22 8EH**

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 1.86 acres of amenity pastureland situated off Main Road, Stickford. The land benefits from main road access and has mains water connected.

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 16th April 2025

AGENTS DETAILS

Willsons

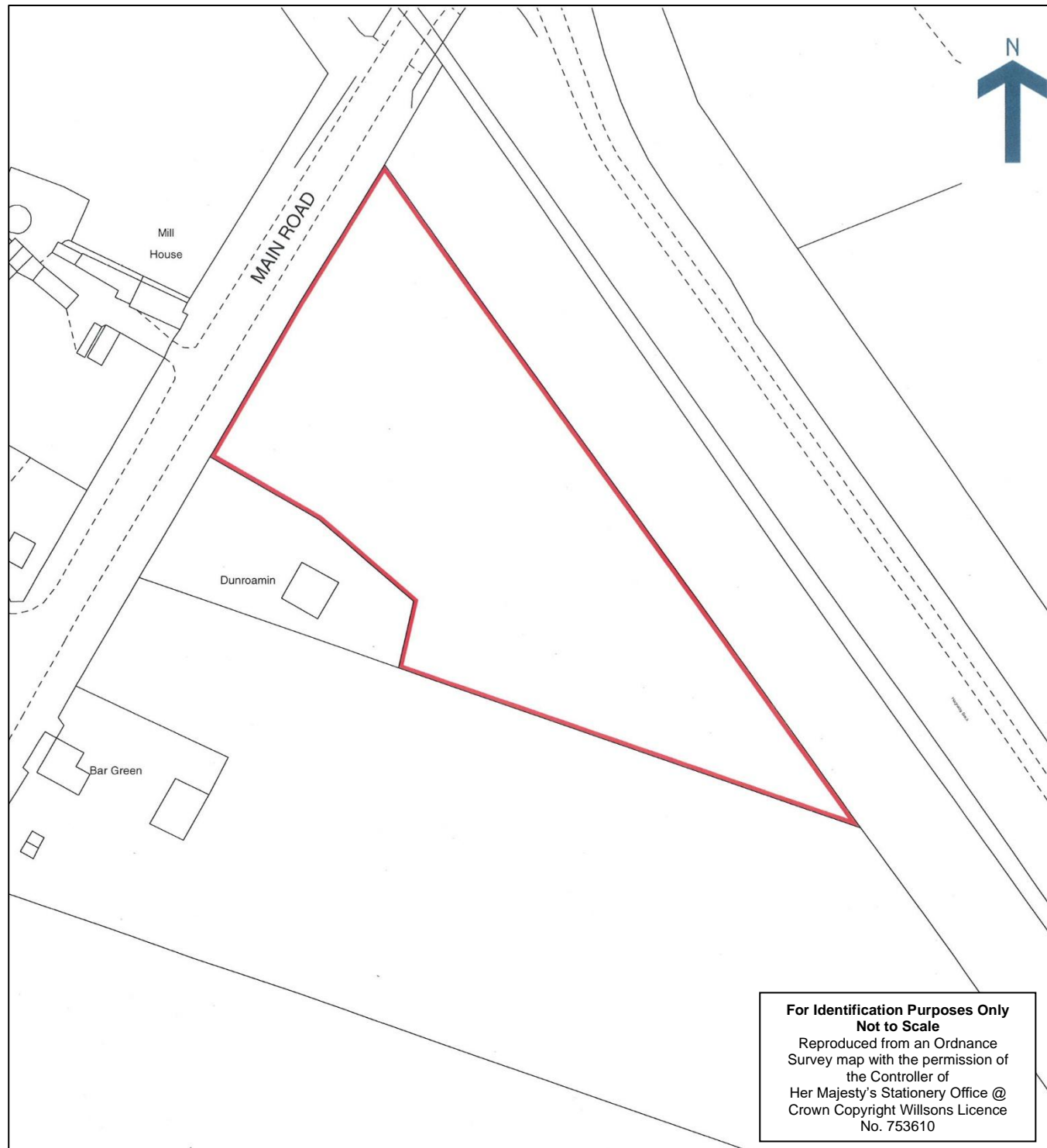
124 West Street
Alford
Lincolnshire
LN13 9DR

T: 01507 621111

Wayne Mountain

M: 07796 961158

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



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LOCATION & ACCESS

The land as edged red on the plan is located off Main Road (A16) in the Parish of Stickford. The land has road frontage access directly onto a publicly maintained highway.

TENURE & POSSESSION

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

GRADE & TOPOGRAPHY

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

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 mature 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

Mains water is connection to the land.

UNDERDRAINAGE

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

OUTGOINGS & NITROGEN VULNERABLE ZONE

Annual drainage rates are payable to the Witham Fourth District 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.

OS No. 5900pt. Area (Hectares) – 0.75 Area (Acres) – 1.86

Land Registry Title Number LL358252.

VIEWING

The land may be 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.

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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 **“Stickford 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, subject “Stickford Tender” To arrive no later than: **12 noon, Wednesday 16th April 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.

LOCAL AUTHORITIES

Witham Fourth District Internal Drainage Board

47 Norfolk Street, Boston, Lincolnshire, PE21 6PP - Tel: 01205 310099

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

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.

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.

