

For Sale by Informal Tender

Closing Date: 12 noon, Wednesday 2nd July 2025



13.41 Acres (5.43 ha) of Arable Land in 2 Lots
Situated off West End, **HOGSTHORPE**

Willsons
SINCE 1842

13.41 Acres (5.43ha) (or thereabouts)
of Arable Land situated off West End
Hogsthorpe, Lincolnshire, PE24 5PD

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 13.41 acres of arable land in two convenient lots situated off West End (A52), Hogsthorpe:-

Lot 1 – 2.61 Acres of Arable Land as edged red on the plan.
Guide Price: £22,000

Lot 2 – 10.80 Acres of Arable Land as edged blue on the plan.
Guide Price: £86,500

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FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

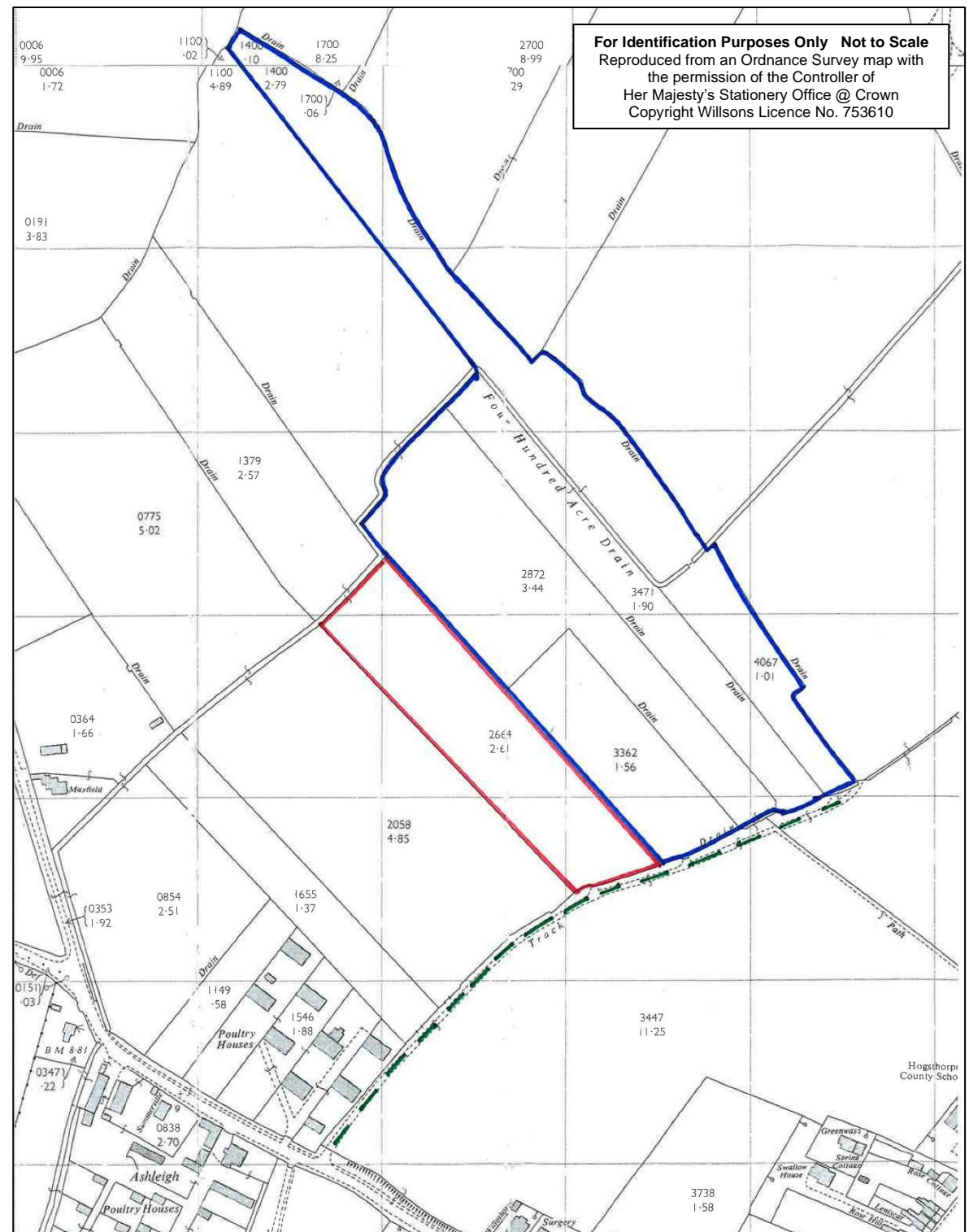
Contact: Wayne Mountain

Tel: 01507 621111 **Mob:** 07796 961158

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



Willsons
— SINCE 1842 —



LOCATION & ACCESS

The land is situated off West End in Hogsthorpe along an unadopted farm track as edged green on the plan.

/// What3words: caused.sprinkler.elevator

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

LOTING

The land is being offered for sale in 2 Lots:-

Lot 1 – 2.61 Acres as edged red on the plan is one individual field.

Lot 2 – 10.80 Acres as edged blue on the plan is two separate fields. The vendor will consider offers splitting this lot, please contact the selling agent for more information.

LAND REGISTRY TITLE NOS.

Lot 1 – LL416279

Lot 2 – LL268488 & LL268511.

SERVICES

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

GRADE & TOPOGRAPHY

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

RURAL PAYMENTS AGENCY/SUSTAINABLE FARMING INCENTIVE SCHEME

The land is registered with the Rural Payments Agency. The Delinked payment has been claimed by the vendor. Part of Lot 2 is currently included in an SFI scheme which will be removed by the vendor prior to completion.

BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly 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.

UNDERDRAINAGE

We understand that Lot 2 may have been underdrained in the past although no plans are available.

OUTGOINGS & NITROGEN VULNERABLE ZONE

Annual drainage rates are payable to Lindsey Marsh Drainage Board. The land is situated within a Surface Water Nitrogen Vulnerable Zone as designated by the Environment Agency.

SPORTING, TIMBER & MINERAL RIGHTS

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

PLANNING & OVERAGE

The adjacent field to the south-east was granted planning permission for the erection of 89no. dwellings on 2nd May 2019 under application no. N/084/00809/19. We feel that the land being offered for sale has long term planning potential but is not being offered with any Overage provisions, however in the event that offers do not meet expectations then we reserve the right to include an Overage provision in the sale contract.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

There is a section of footpath along the north-eastern boundary of Lot 2, there are electricity poles standing on each lot for which a wayleave payment will be paid.

We are not aware of any other easements, wayleaves of rights of way which affect the land, however 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 although believed to be correct are for guidance and identification purposes only.

TENANT RIGHT & DIPLAPIDATIONS

There will be no claims for tenant right nor any counter claim for dilapidations (if any).

HOLDOVER

The vendor does not require the right to holdover on the land.

EARLY ENTRY

The vendor will not allow the successful purchaser early entry.

HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. We ask that prior to viewing you contact the Skegness office to register your interest and inform the agents that you shall be upon that land at a certain time and date. Neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

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.

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 in a sealed envelope marked “**Hogsthorpe 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 “**Hogsthorpe Tender**” to arrive no later than **12 Noon, Wednesday 2nd July 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

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

Lindsey Marsh Drainage Board, Manby Park, Wellington House, Manby, Louth, LN11 8UU – Tel: 01507 328095

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.

Lot No.	TF No.	OS No.	Acres	Hectares	Cropping 2025	2024	2023	2022	2021	LR Title No.
1	TF 5373	2664	2.61	1.06	Spring Barley	Spring Barley	Ley		Wheat	LL416279
		Total:	2.61	1.06						
2	TF 5373	3362	1.56		Spring Barley	Spring Barley	Wheat	Beans	Wheat	LL268488
2	TF 5373	2872	3.44		Spring Barley	Spring Barley	Wheat	Beans	Wheat	LL268488
2	TF 5373	3471	1.90		Spring Barley	Spring Barley	Wheat	Beans	Wheat	LL268488
2	TF 5373	4067	1.01		Spring Barley	Spring Barley	Wheat	Grass		LL268511
2	TF 5373	1400	2.89		SFI		Wheat	Grass		LL268511
		Total:	10.80	4.37						

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.



TENDER FORM

13.41 Acres (5.43 ha) of Arable Land in 2 Lots off West End, Hogsthorpe

Closing Date for Tenders: 12 noon, Wednesday 2nd July

I/We: (Buyer name(s) in full)			
Address: (in full)			
Telephone number(s):		Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below and confirm agreement to the terms of the tender procedure as detailed in the Particulars of Sale.			
Lot 1 – 2.61 Acres	In the sum of: £ Words:		
Lot 2 – 10.80 Acres	In the sum of: £ Words:		
The Whole – 13.41 Acres	In the sum of: £ Words:		
Summary of financial position:.....			
PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED			
Solicitor name & address:			
Telephone number(s):		Email address:	
Submit Tender: Envelopes to be marked ' Hogsthorpe Tender ' in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email: w.mountain@willsons-property.co.uk - subject: ' Hogsthorpe Tender '			