

For Sale by Informal Tender

Closing Date: 12 noon, Monday 28th July 2025



17.72 Acres (7.17 ha) of Arable Land & Concrete Aprons
Situated off Eastfield Road, **FIRSBY**

Willsons
— SINCE 1842 —

**17.72 Acres (7.17ha) (or thereabouts)
of Arable Land & Concrete Aprons
situated off Eastfield Road, Firsby
Lincolnshire, PE23 5QZ**

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market 17.72 acres of agricultural farmland including approximately 2.05 acres of concrete hardstanding/aprons which were formerly part of RAF Firsby.

The land is being offered for sale as one lot, the arable land is currently growing Spring Wheat and Spring Barley and is being sold with vacant possession upon completion.

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Closing Date: 12 Noon, Monday 28th July 2025

Guide Price: £180,000

FURTHER DETAILS FROM THE AGENTS

Willsons

124 West Street
Alford
Lincolnshire, LN13 9DR

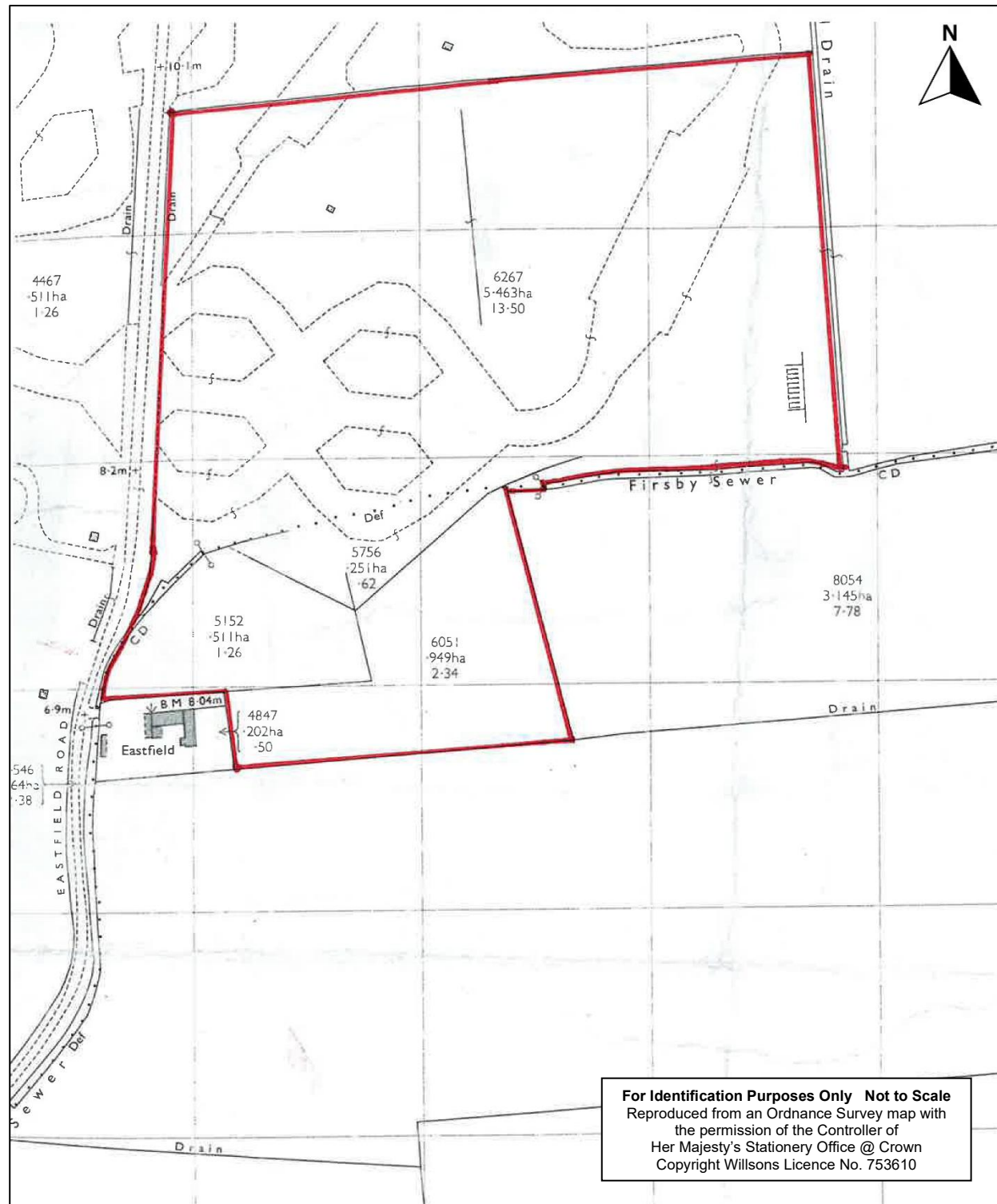
Contact: Wayne Mountain

T: 01507 621111 M: 07796 961158

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



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— SINCE 1842 —



LOCATION & ACCESS

The land is situated to the east side of Eastfield Road, Firsby with direct road frontage access from the publicly maintained highway.

 **What3words: alley.cable.grandest**

SCHEDULE

The land can be described as TF4564

OS Numbers: 6267 – 13.50 Acres

5756 – 0.62 Acres

5152 – 1.26 Acres

6051 – 2.34 Acres

Total: 17.72 Acres (7.17 hectares).

The total area can be broken down to approximately as follows:

2.04 Acres - Under concrete.

15.68 Acres of Arable & non-farmed land.

TENURE & POSSESSION

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

HM LAND REGISTRY

The land is registered with HM Land Registry as title number LL129500.

SERVICES

There are no 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 not registered with the Rural Payments Agency. The land is not included within any Sustainable Farming Incentive Schemes.

DRAINAGE RATES

Drainage rates are payable annually to Lindsey Marsh Drainage Board. Firsby sewer, which is a drainage board maintained dyke, runs along part of the frontage and the south-eastern boundary.

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.

NITRATE VULNERABLE ZONE

All the land is situated within a Nitrate 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.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

There is a public footpath crossing the southern part of the land.

There is a right of way crossing the land to adjacent farmland to the east OS No.8773.

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

Plans, areas and schedules have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register areas and although believed to be correct are for guidance and identification purposes only and their accuracy cannot be guaranteed. Interested parties must satisfy themselves as to the extent of the land via their own survey and inspection.

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

There will be no early entry available.

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 Alford 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 “**Firsby 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 “**Firsby Tender**” to arrive no later than **12 Noon, Monday 28th 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

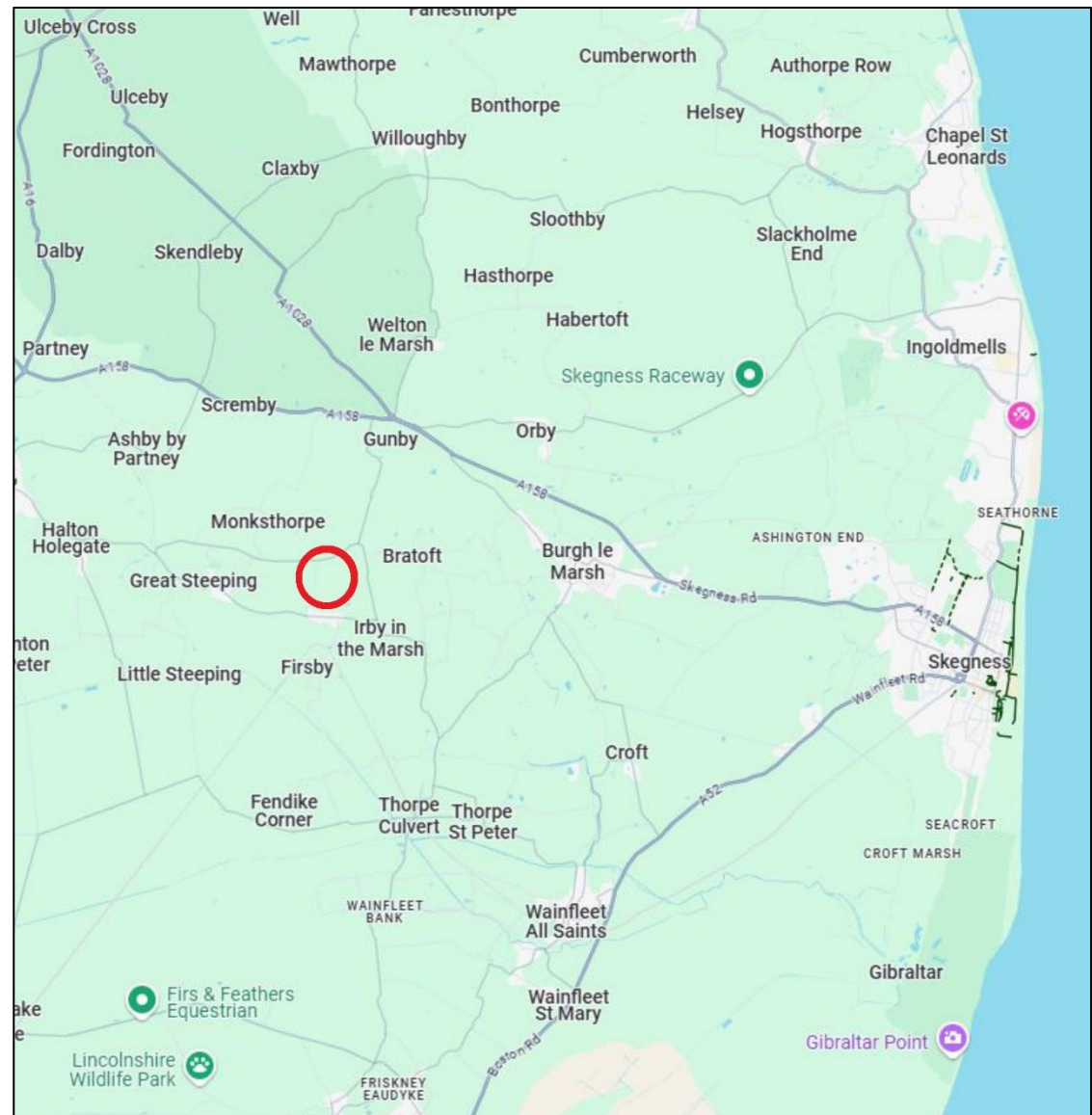
East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

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.

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

17.72 Acres (7.17 ha) of Arable Land & Concrete Aprons, Firsby

Closing Date for Tenders: 12 noon, Monday 28th July 2025

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.			
17.72 Acres (7.17ha) Arable Land & Concrete Aprons at Firsby		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 ' Firsby 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: ' Firsby Tender '			