

An aerial photograph of a rural landscape. A red-outlined plot of land is visible, containing a small stone building and a large tree. The plot is situated between a road and a field. The surrounding area includes green fields, a white structure, and a road.

For Sale by Informal Tender

Closing Date: Thursday, 2<sup>nd</sup> May 2024

**1.26 Acres (or thereabouts) of Pastureland**

A16, Ulceby Cross, Lincolnshire

**Willsons**  
SINCE 1842

1.26 Acres or thereabouts  
of Pastureland

A16, Ulceby Cross, Alford,  
Lincolnshire, LN13 0EZ

### “AGENT’S COMMENTS”

Willsons are pleased to bring to the market 1.26 Acres, or thereabouts, of Pastureland. The land has good road frontage access and is situated on the A16 between Ulceby Cross and Dalby

*Closing Date for Tenders: Thursday, 2<sup>nd</sup> May 2024*

### FURTHER DETAILS FROM THE AGENTS

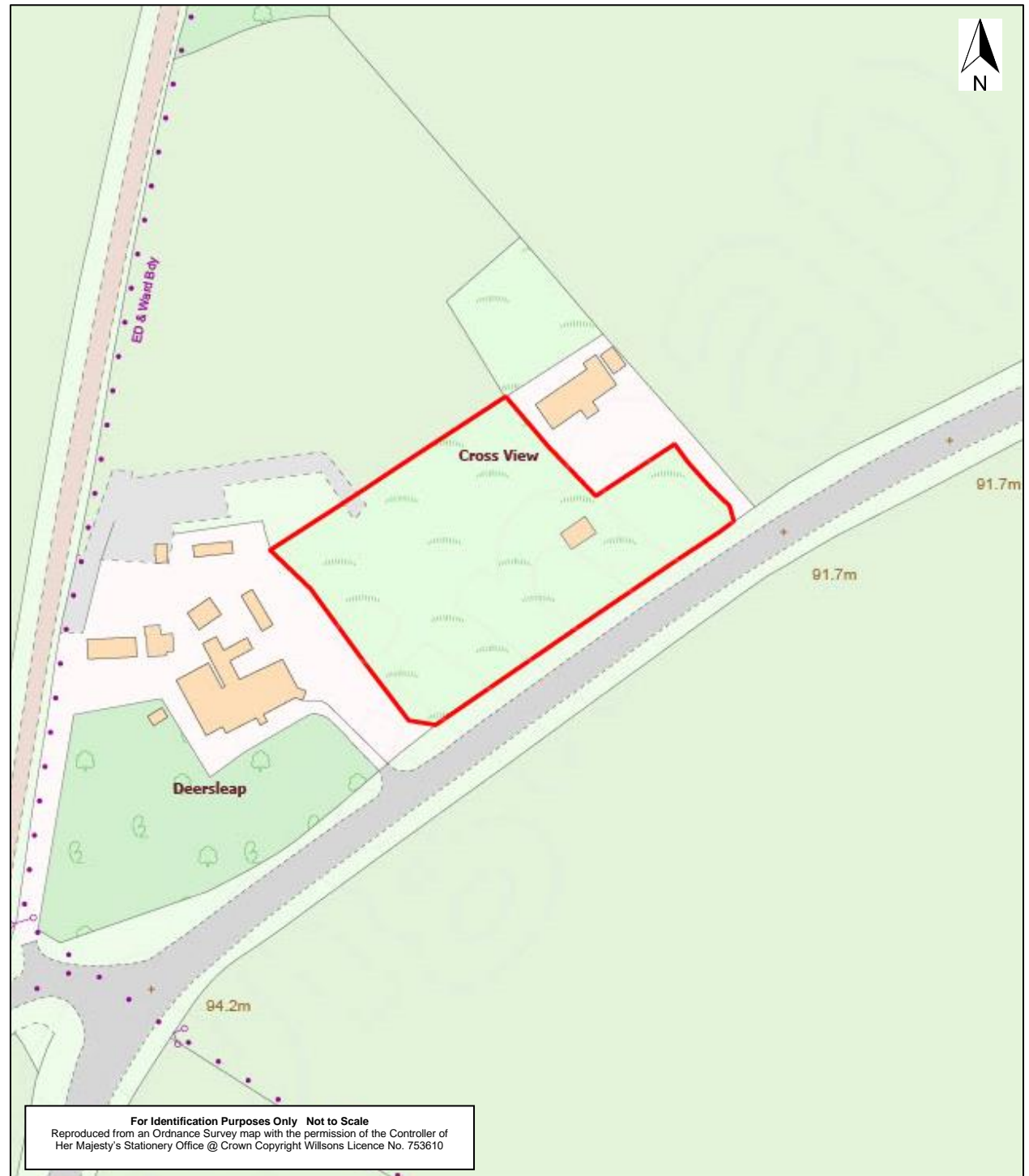
#### **Willsons**

16 Alghitha Road,  
Skegness  
Lincolnshire, PE25 2AG

**FAO:** Lizzie Clarke

**Tel:** 01754 896100 **E-mail:** [l.clarke@willsons-property.co.uk](mailto:l.clarke@willsons-property.co.uk)

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## SITUATION AND ACCESS

The land is situated in the Parish of Ulceby with Fordington. The land has direct road frontage access onto the A16, being a publicly maintained highway.

The land is clearly marked with a 'For Sale' board, positioned at the opening to the field, which should aid with identification.

 **What3words: gathering.simply.freedom**

## DESCRIPTION

The land comprises 1.26 acres and situated on the land is a block building with timber doors.

## TENURE & POSSESSION

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

## SERVICES

Willsons have not tested or verified the connection of any services or equipment including fixtures and fittings.

## GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Tathwell as defined by the soil survey of England and Wales. The land is level lying.

## DRAINAGE RATES

Drainage rates for the land are payable to Lindsey Marsh Drainage Board, and the selling Agents will notify the Drainage Board of the change of ownership following completion.

## EASEMENTS, WAYLEAVES & RIGHTS OF WAY

Access to the land is via a Right of Way over the neighbouring property's driveway.

We are not aware of any other rights 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.

## HM LAND REGISTRY

The land is registered by HM Land Registry having title No. LL76126

## UNDERDRAINAGE

We are not aware that the land has been underdrained.

## BOUNDARIES

The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

## RURAL PAYMENTS AGENCY

The land is not registered on the Rural Land Register. None of the land is currently entered into any Countryside Stewardship Scheme.

## NITRATE VULNERABLE ZONES & SAFEGUARD ZONES

The land does lie within a Safeguard Zone (Surface Water) SWSGZ1002, 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.

## VALUE ADDED TAX

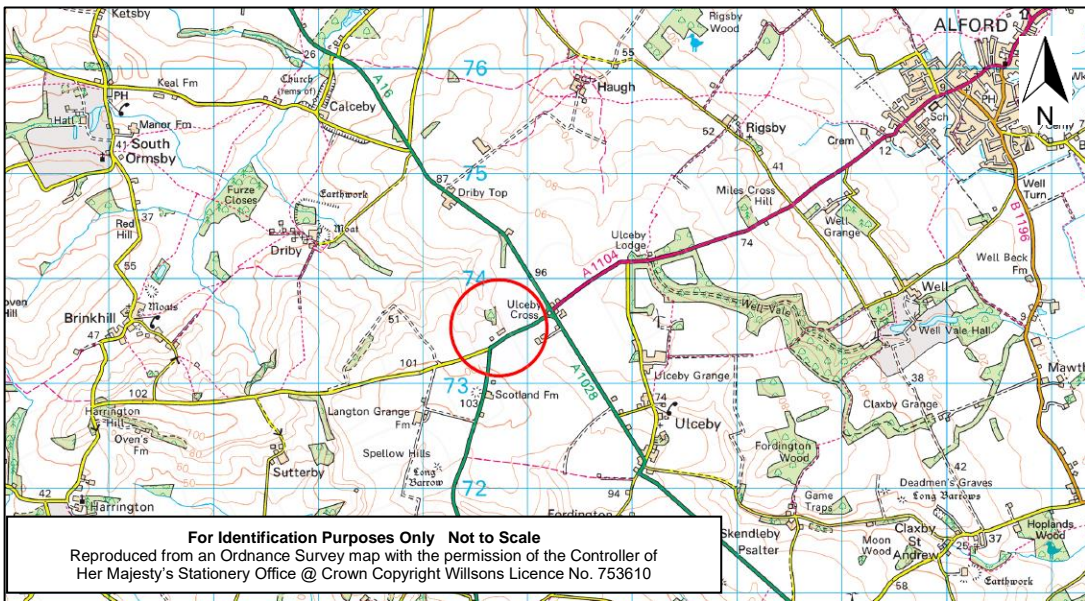
The sale of the land does not currently attract VAT but in the event that the sale becomes a chargeable supply, such tax shall be payable by the purchaser in addition to the contract price.

## 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 be not 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.

## VIEWING

The land may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand. When viewing, interested parties are responsible for their own safety and view at their own risk.



**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.

## LOCAL AUTHORITY

Lincolnshire County Council: County Offices, Newland, Lincoln LN1 1YL, Tel: 01522 552222

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

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

Environment Agency: Ceres House, Searby Rd, Lincoln LN2 4DW 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.

## 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 (with the terms on the reverse) in a sealed envelope marked "**Ulceby Tender**" in the top left hand corner to the Selling Agents to arrive no later than **12 noon on Thursday 2<sup>nd</sup> May, 2024**

**FAO:** Lizzie Clarke **Tel:** 01754 896100 **Email:** l.clarke@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.



# TENDER FORM



1.26 Acres of Pastureland

Ulceby Cross, Alford

**CLOSING DATE:** 12 noon, Thursday 2<sup>nd</sup> May, 2024

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 & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.			
1.26 Acres, Ulceby Cross	In the sum of: £	Words:	
Summary of financial position:.....		<b>PROOF OF FUNDS &amp; PROOF OF ID WILL BE REQUIRED IF TENDER IS ACCEPTED</b>	
Solicitor name & address:	Telephone number(s):	Email address:	
<b>Submit Tender:</b> Envelopes to be marked <b>'Ulceby Tender'</b> in top left hand corner to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG or by email: l.clarke@willsons-property.co.uk - subject: <b>'Ulceby Tender'</b>			