

For Sale by Informal Tender

Closing Date: 12 Noon, Monday 21st July 2025



18.15 Acres (7.35 ha) of Amenity & Pastureland
Situated off Church Lane, **EAST KEAL**

Willsons
SINCE 1842

18.15 Acres (7.35 ha) (or thereabouts)
of Amenity & Pastureland
situated off Church Lane, East Keal
Lincolnshire, PE23 4AT

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market an attractive area of amenity and pastureland situated in a quiet rural location on the eastern edge of the village of East Keal within an Area of Great Landscape Value in Lincolnshire.

The land is being offered for sale by Informal Tender with full vacant possession.

For Sale by Informal Tender

Closing Date: 12 Noon, Monday 21st July 2025

Offers in excess of: £125,000

AGENTS DETAILS

Willsons

16 Alghitha Road
Skegness
Lincolnshire
PE25 2AG

James Boulton

T: 01754 896100

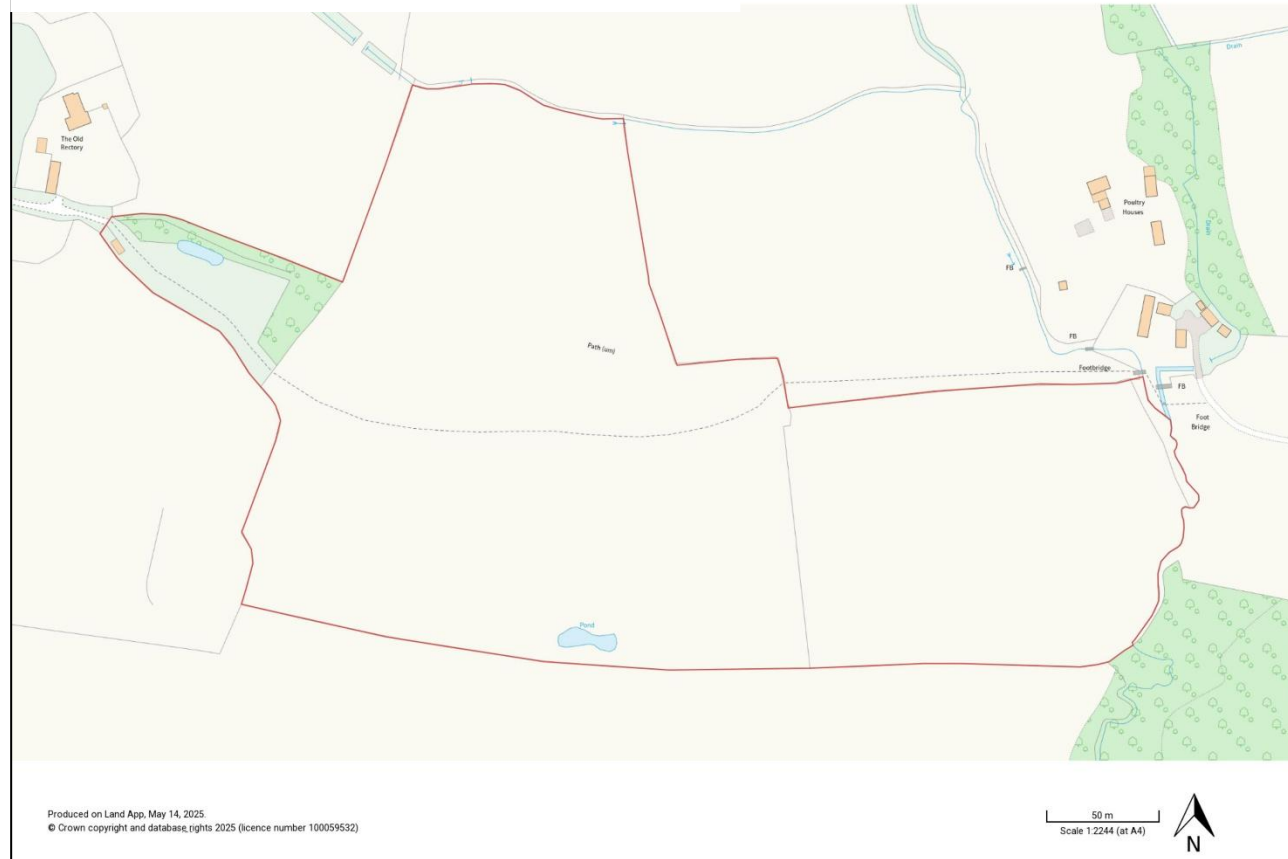
E: j.boulton@willsons-property.co.uk



Willsons
— SINCE 1842 —

For Identification Purposes Only Not to Scale
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Land App



DESCRIPTION

The land is accessed via a wooden 5-bar gate leading to an amenity area including a pond, timber shelter and planting including eucalyptus trees. The permanent pastureland extends beyond this area and has an internal dividing boundary fence. The land is largely 'unimproved' and includes a low lying wet area adjacent to a natural stream. Part of the land is crossed by public footpaths.

 **What3words: digests.toolkit.luck**

TENURE & POSSESSION

The land is Freehold and is being offered for sale with vacant possession.

GRADE, SOIL TYPE & TOPOGRAPHY

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

The soil type as defined by the Soil Survey of England and Wales is "Wickham 2".

The land is gently undulating and includes some 'ridge and furrow'.

LOCATION & ACCESS

From the centre of the village, leaving the main A16 by the village shop turn onto Church Lane and continue to the end past St Helen's church. The land is situated at the very end on the right hand side and access can be gained along the public footpath route.

SERVICES

It is believed that there are no mains services connection to the land.

BOUNDARIES

The land is clearly demarcated by boundary features. 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 & DRAINAGE RATES

We are not aware that the land benefits from any underdrainage system. Land drainage rates are payable to the Environment Agency on an annual basis.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. None of the land is currently entered into any Countryside Stewardship Scheme.

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

The land is crossed by two public footpaths and overhead electricity cables and poles. The extreme eastern area of the land is within a Flood Zone 2 & 3 and the whole area is within a Surface Water – Nitrate Vulnerable Zone as designated by the Environment Agency. We are not aware of any other 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.

HM LAND REGISTRY

HM Land Registry title no. LL90984.

SCHEDULE

OS No. 5775 - 18.15 Acres (7.344 ha).

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.

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.

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.

LOCAL AUTHORITIES

Lincolnshire County Council, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

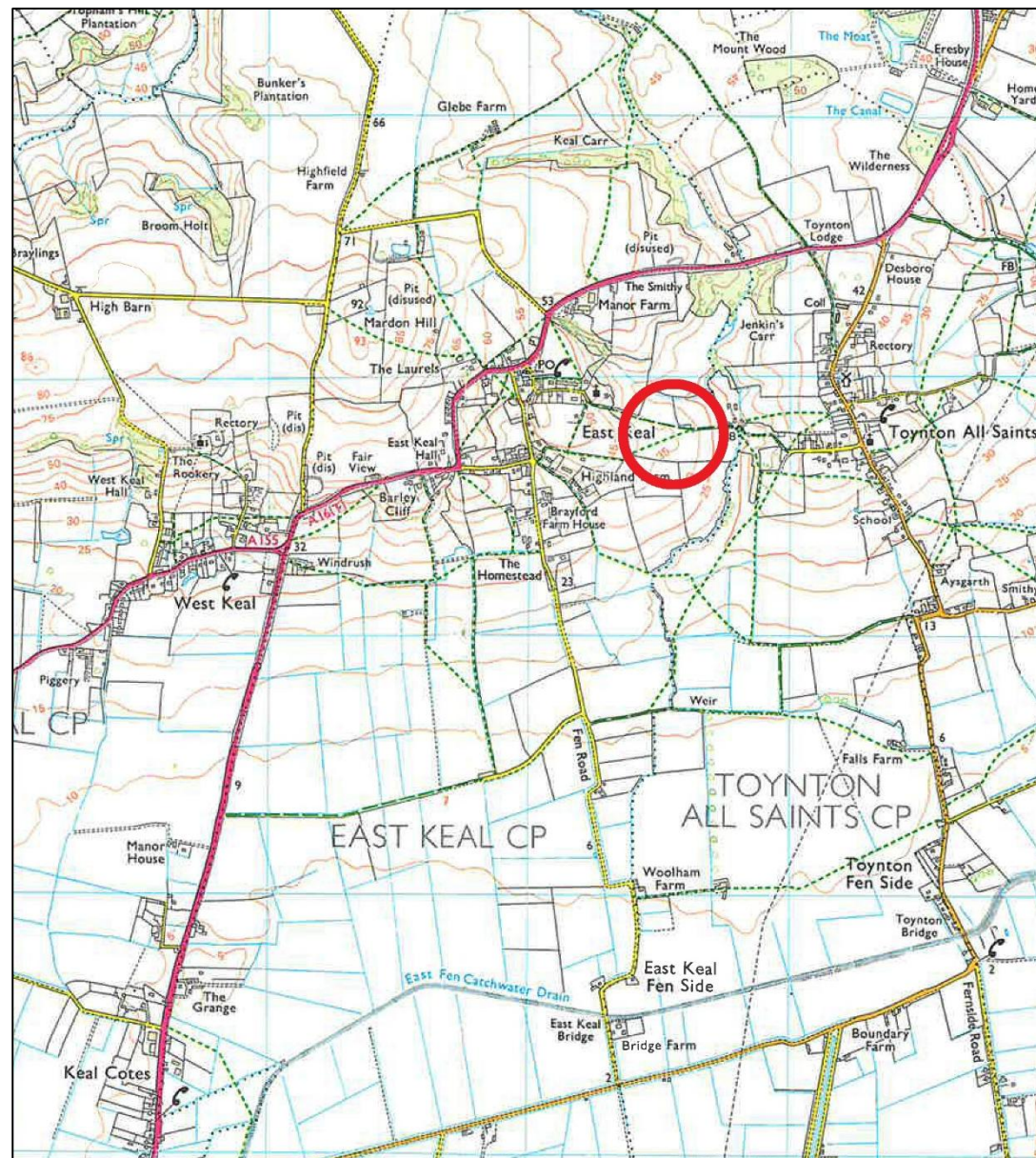
East Lindsey District Council, The Hub, Mareham Road, Horncastle, LN9 6PH
Tel: 01507 601111

Environment Agency, Ceres House, Searby Road, Lincoln, LN2 4DW
Tel: 0370 850 6506

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 “**East Keal Tender**” in the top left hand corner to the Agents: Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG or by email to j.boulton@willsons-property.co.uk, subject “East Keal Tender” To arrive no later than **12 noon, Monday 21st 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.



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



18.15 Acres (7.35 ha) (or thereabouts) of Amenity & Pastureland situated off Church Lane, East Keal, Lincolnshire

Closing Date: 12 Noon, Monday 21st 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 & confirm agreement to the terms of the tender procedure as detailed on the reverse of this Tender Form.		
18.15 Acres of Amenity & Pastureland	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 by Post or Email marked/headed ' East Keal Tender ' to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG j.boulton@willsons-property.co.uk		