

For Sale by Informal Tender

Closing Date: 12 Noon, Monday 21st July 2025



29.85 Acres (12.09ha) of Grade 3 Arable Land
Situated off Mill Lane, **SKEGNESS**

Willsons
SINCE 1842

**29.85 Acres (12.09ha) (or thereabouts)
of Grade 3 Arable Land
situated off Mill Lane, Skegness
Lincolnshire, PE25 1HW**

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market 29.85 acres of Grade 3 arable land with road frontage onto Mill Lane, Skegness. This single enclosure was previously four fields and is partly crossed by a public footpath.

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, Monday 21st July 2025

Offers in excess of: £225,000

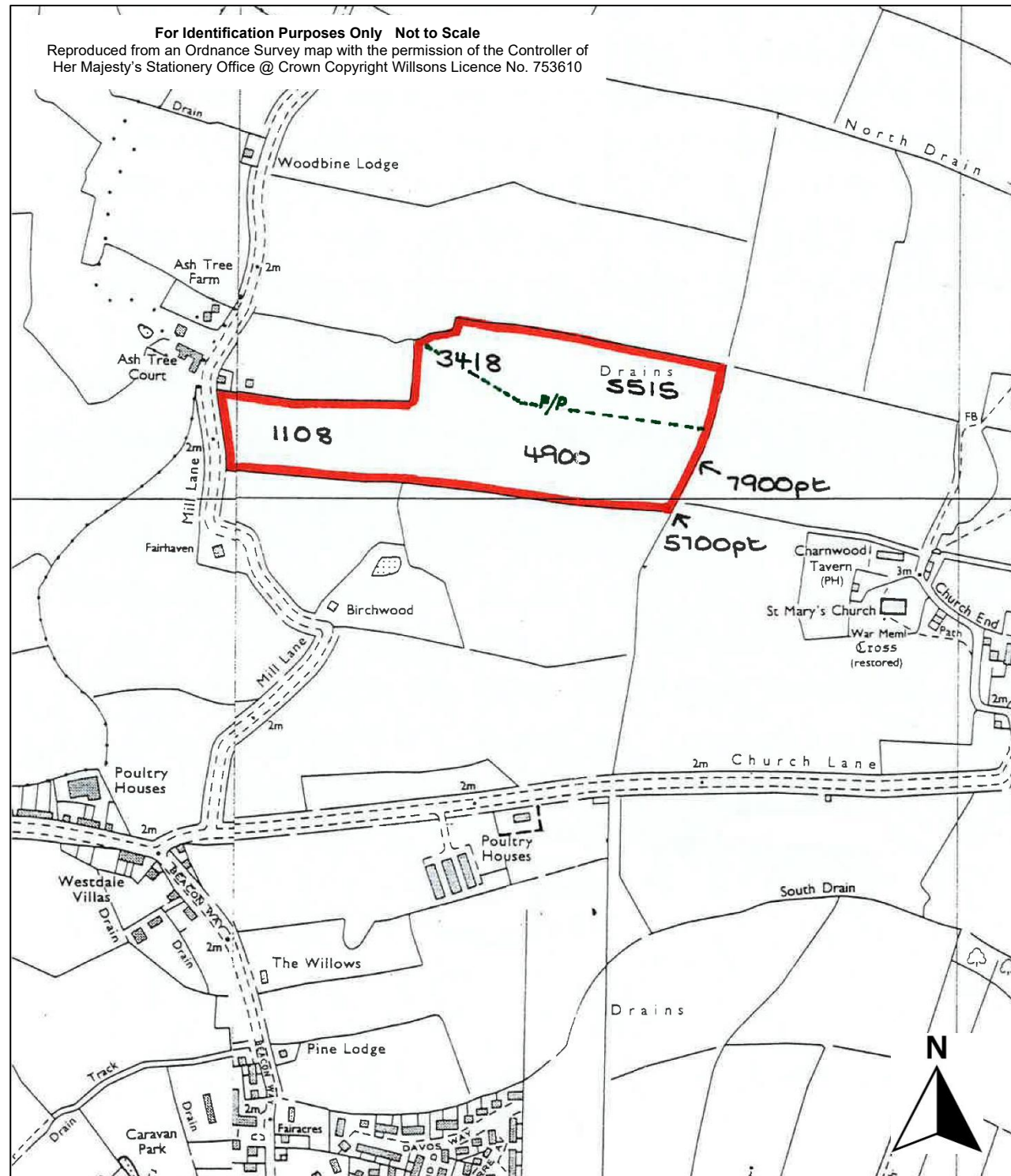
AGENTS DETAILS

Willsons
16 Algitha Road
Skegness
Lincolnshire
PE25 2AG

James Boulton
T: 01754 896100
E: j.boulton@willsons-property.co.uk



Willsons
— SINCE 1842 —



DESCRIPTION

29.85 acres of Grade 3 arable land with road frontage onto Mill Lane, Skegness. This single enclosure was previously four fields and is partly crossed by a public footpath.

/// What3words: consumed.townhouse.monks

TENURE & POSSESSION

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

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 "Wallasea 2".

The land is level lying.

LOCATION & ACCESS

From Beacon Way proceed north out of Skegness, turn right onto Church Lane and immediately left onto Mill Lane. The land is situated on the right hand side within half a mile. Access is directly from the publicly maintained highway, Mill Lane.

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 believe the land benefits from an underdrainage system. Land drainage rates are payable to Lindsey Marsh Drainage Board.

RURAL PAYMENTS AGENCY

The land is believed to be registered with the Rural Payments Agency but it is currently not entered into any subsidy scheme.

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.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The land is partly crossed by a public footpath. The land is predominantly within a Flood Zone 3 and 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. LL216382.

SCHEDULE OF AREAS

RPA Sheet ID	RPA Parcel ID	RPA Area (ha)	Acres	Cropping
TF	1108	3.02	7.47	Arable
TF	3418	2.10	5.20	Arable
TF	5515	2.76	6.82	Arable
TF	4900	4.02	9.93	Arable
TF	5700pt.	0.08	0.20est.	Arable
TF	7900pt.	0.10	0.25est.	Arable
Total:		12.08	29.87	

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.

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 **“Skegness Tender”** in the top left hand corner to the Agents: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG or by email to:

j.boulton@willsons-property.co.uk, subject “Skegness 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.

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

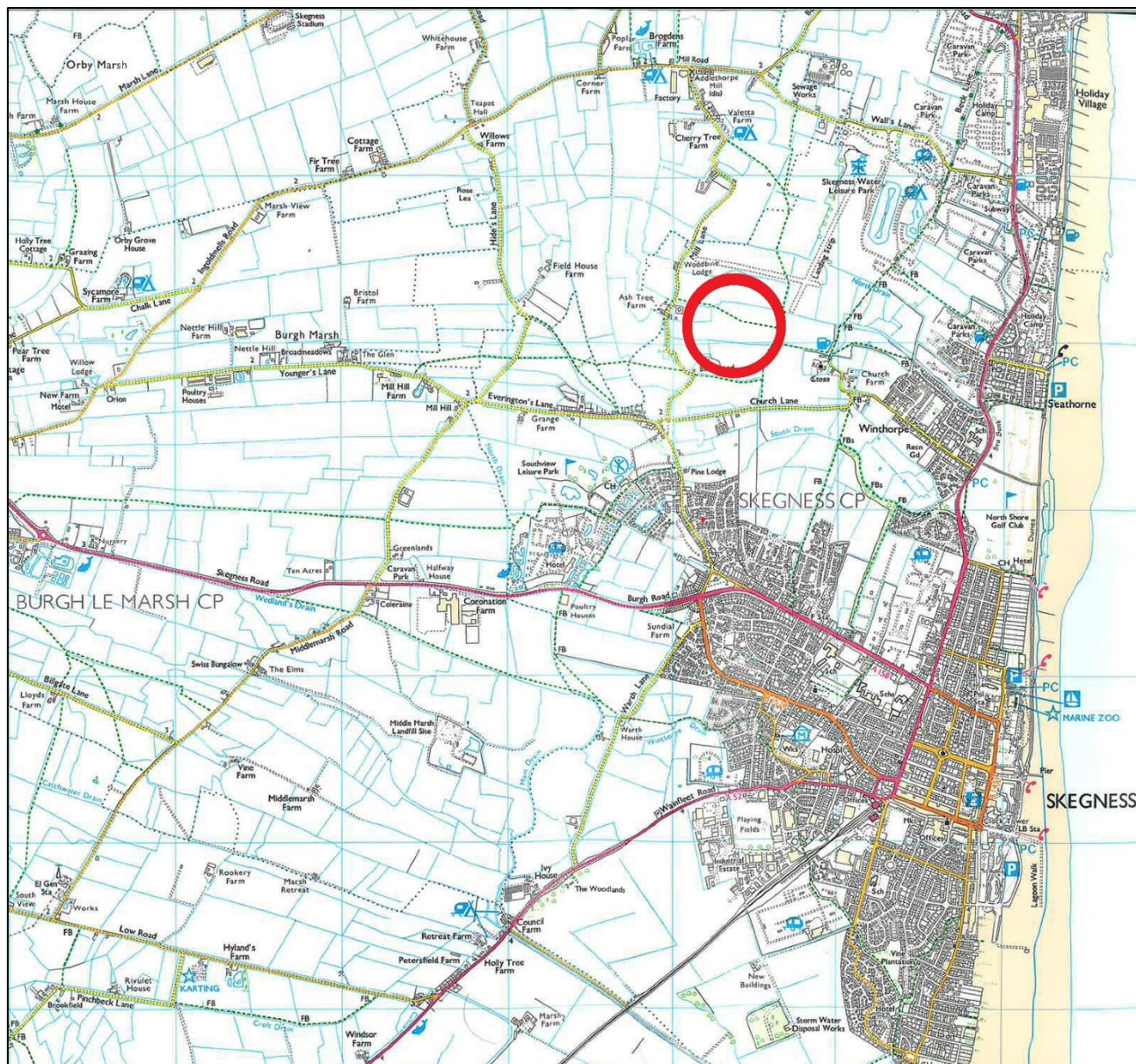
Ceres House, Searby Road, Lincoln, LN2 4DW

Tel: 0370 850 6506

Lindsey Marsh Drainage Board

Wellington House, Manby Park, Louth LN11 8UU

Tel: 01507 328095



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



29.85 Acres (12.09 ha) (or thereabouts) of Arable Land situated off Mill Lane, Skegness
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.		
29.85 Acres of Arable Land	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 'Skegness Tender' to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG j.boulton@willsons-property.co.uk		