

For Sale by Informal Tender
Deadline 12 Noon Thursday 8th May 2025

Paddock Land at Woodhall Spa – 5.1 Acres
Little High Ridge Farm, Reeds Beck, Woodhall Spa, LN10 6UW

BELL



5.1 Acres of Paddock Land

Little High Ridge Farm, Reeds Beck, Woodhall Spa, LN10 6UW

The rare opportunity to purchase a paddock with road frontage just outside Woodhall Spa. The land is permanent pasture with hedged and fenced boundaries. The paddock is suitable for grazing and equine use.

Available as a whole with vacant possession by Informal Tender (deadline 12 Noon, 8th May 2025).

Guide Price: £57,500



LOCATION

Located to the east of Reeds Beck, Woodhall Spa. Just outside the village.

Woodhall Spa 2 miles
Horncastle 5 miles
Bardney 7 miles

Distances are approximate.

GENERAL DESCRIPTION

The paddock is easily accessed off Reeds Beck just outside the main settlement of Woodhall Spa.

Boundaries are clear, being hedged and fenced. The entrance off the roadside has been closed off (as the field has been accessed from the neighbouring residential property) but can be easily reinstated by the purchaser.

THE LAND

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as;

Beccles 1; Chalky Till; slowly permeable seasonally waterlogged fine loamy over clayey soils, associated with similar clayey soils.

SCHEDULE

The land available is approximately 5.1 acres subject to survey.

ACCESS

The land has direct access off Reeds Beck Lane.

BOUNDARIES

The hedge indicates the boundaries on three sides. The vendor is retaining the far edge of the field and this is already fenced and the vendor will maintain this fence.

SERVICES

There are no services to the land. Electric and water are nearby and prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

DRAINAGE RATES

General Drainage rates have not applied to the land in so far as we are aware, they may become payable.

RURAL PAYMENTS

It is assumed that the land is not registered with the Rural Payments Agency. There are no entitlements available.

PLANNING

The land is in the East Lindsey District. The land lies within open countryside and is currently agricultural. It is not in flood zones 2 and 3.

TITLE AND TENURE

The property is sold freehold with vacant possession.

The land is registered as LL389950. Part of this title will be retained by the vendor.

RESTRICTIVE COVENANTS

The title is subject to covenants from the previous owner and it is understood the use is restricted to agricultural and equestrian use. The owner is also required to keep the fencing and hedging in good order. Further detail is available from the Agent.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

VALUE ADDED TAX

It is understood that none of the land is elected for VAT.

VIEWING

Viewing is by appointment only. Please contact the agent to arrange this. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

METHOD OF SALE

The land is offered for sale by informal tender as a whole. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by the deadline given.

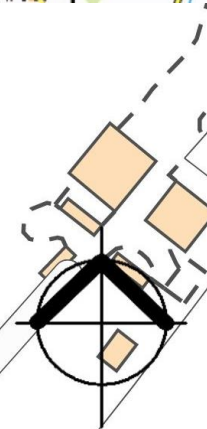
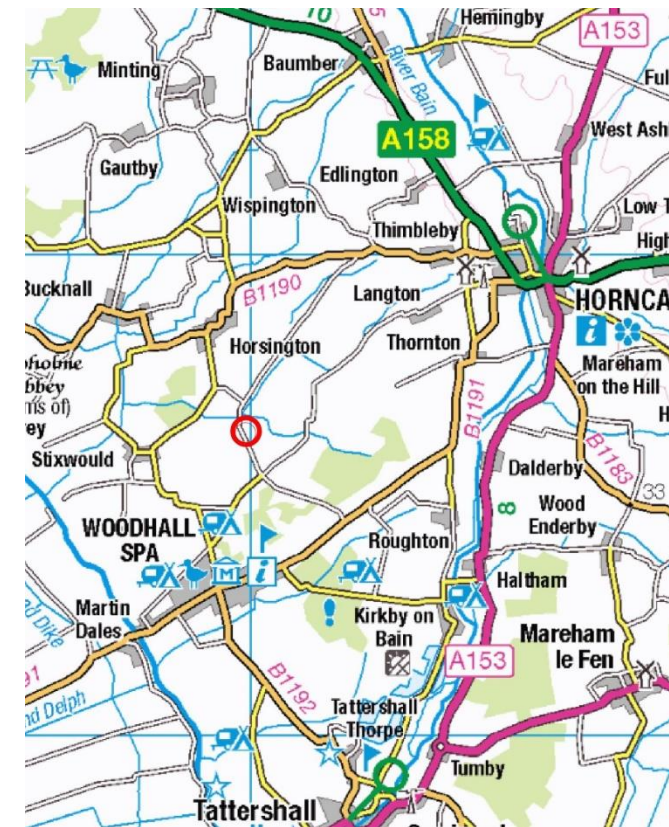
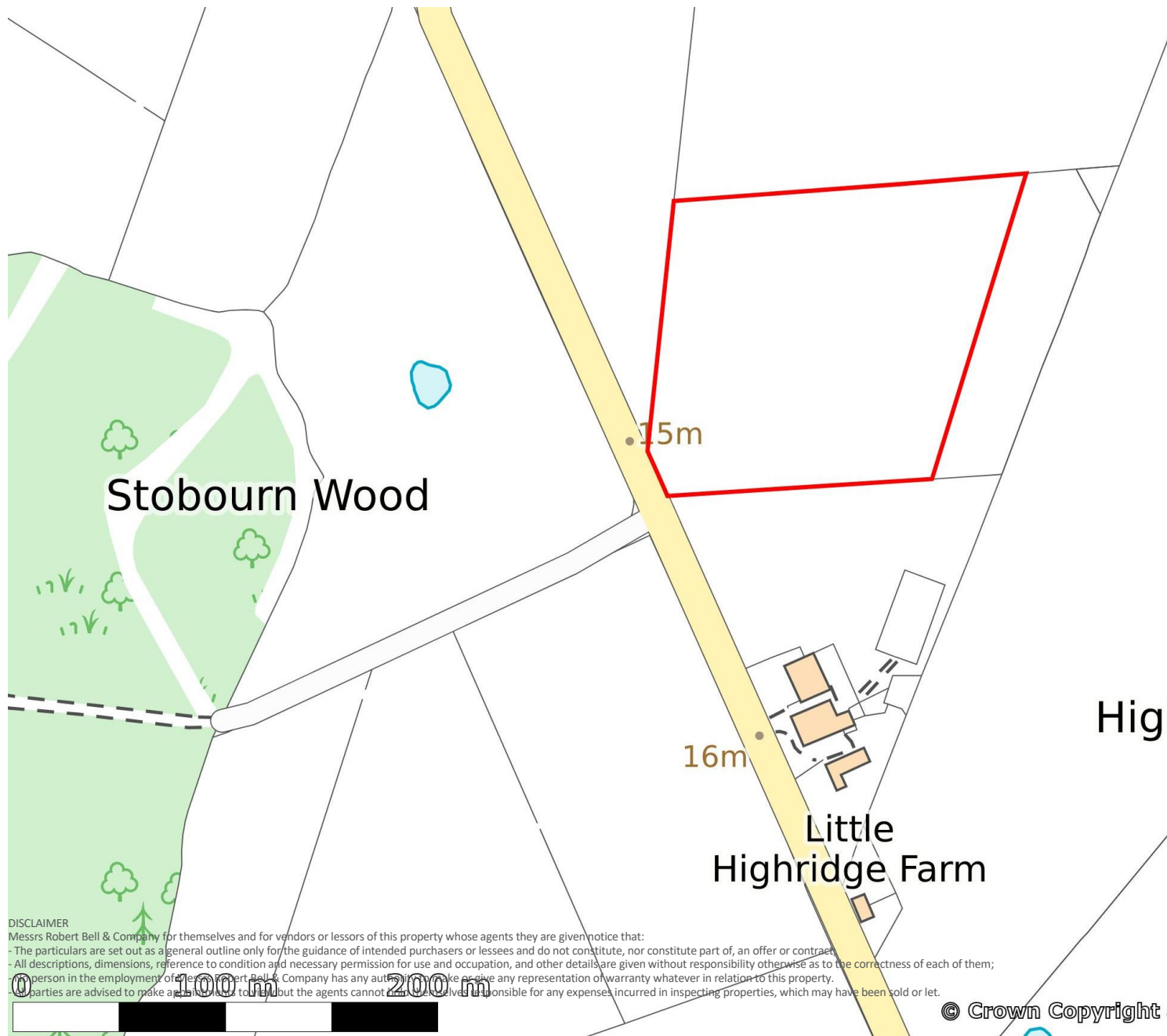
ANTI-MONEY LAUNDERING

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

AGENT

Robert Bell & Company, Horncastle
F.A.O. Agricultural Team
Tel: 01507 522222 option 4
Email: jessica@robert-bell.org
landagency@robert-bell.org

These particulars were prepared in March 2025.



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Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: landagency@robert-bell.org

www.robert-bell.org



INFORMAL TENDER FORM

PROPERTY **Paddock Land at Woodhall Spa – 5.1 Acres**

TENDER DATE **12 Noon on Thursday 8th May 2025**

I / We
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the
terms of the tender procedure, as described in the Agent's accompanying particulars

WHOLE – 5.1 ac in the sum of £.....
in words:

The acquisition will be funded by:

Tenderer(s)
Signature:

Purchasers
Name:

Address:
.....

Telephone:..... Email:

Solicitors:

Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
 - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner WOODHALL TENDER)
 - By attaching this form to george@robert-bell.org (subject WOODHALL TENDER)
2. Tenders must be received no later than 2pm on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.



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