

**For Sale by Informal Tender**  
Deadline 12 Noon Thursday 12<sup>th</sup> June 2025

**Land at Billingham – 4.87 Acres**  
Skirth Road, Billingham, Lincolnshire, LN4 4AZ

**BELL**





## 4.87 acres of Arable Land

East of Skirth Road , Billingham, Lincolnshire,

The rare opportunity to purchase a good, accessible field located east of Skirth Road, Billingham. The land is currently arable and accessed off a hardcore track from Skirth Road on the edge of Billingham. There is potential for amenity use (STPP) being close to the village and a manageable area, as well as continued agricultural use.

Available as a whole by Informal Tender (deadline 12 Noon, 12<sup>th</sup> June 2025). The land is subject to a Farm Business Tenancy, however notice has been served and vacant possession will be available on 6<sup>th</sup> October 2025 with early entry after harvest.

Guide Price: £40,000



### LOCATION

Located to the east of Skirth Road, Billingham  
On the edge of the village.

Woodhall Spa 3.5 miles  
Martin 5 miles  
Horncastle 10 miles

Distances are approximate.

## **GENERAL DESCRIPTION**

A productive Grade II arable field on the edge of the village of Billingham which is isolated between houses, the Billingham Skirth and a track to the treatment plant.

There is access via right of way over a hardcore track off Skirth Road.

## **THE LAND**

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

Downholland 2; marine alluvium, Deep stoneless clayey or calcareous silty soils, mainly with a humose surface horizon. Flat land. Groundwater controlled by ditches and pumps. Suitable for growing cereals, potatoes, field vegetables and horticultural crops.

## **SCHEDULE**

The land measures approximately 4.87 acres as registered on the Land Registry. Area is subject to survey.

## **ACCESS**

The land has access via a right of way over a track which leads to an Anglian Water treatment plant at the end of the field. Details are available from the Agents.

## **BOUNDARIES**

The boundaries are either fences against the houses, a ditch, a line of trees against the Anglian Water treatment plant, or open along the inside of the track.

## **SERVICES**

There are no services to the land.

## **DRAINAGE RATES**

The land falls within Witham First Drainage Board District IDB. Drainage rates will be payable. Further detail available from the agent.

## **RURAL PAYMENTS**

It is assumed that the land is registered with the Rural Payments Agency. There are no entitlements available. As far as we are aware the land is not in any environmental agreement.

## **PLANNING**

The land is in the North Kesteven District. The land lies within open countryside and is currently agricultural. It is within flood zones 2 and 3.

## **TITLE AND TENURE**

The property is sold freehold. The land is subject to a Farm Business Tenancy, however notice to quit has been served and the purchase is subject to this tenancy. Early entry should be permissible after the tenant's crop has been harvested and straw removed. Vacant possession will be available on 6th October 2025. The Vendor will retain the rent.

The land is registered as LL205597.

## **TENANTRIGHT & DILAPIDATIONS**

There will be no claim for Tenantright nor counter claim for dilapidations of any kind.

## **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 permitted during normal office hours when in possession of a set of these particulars. 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**

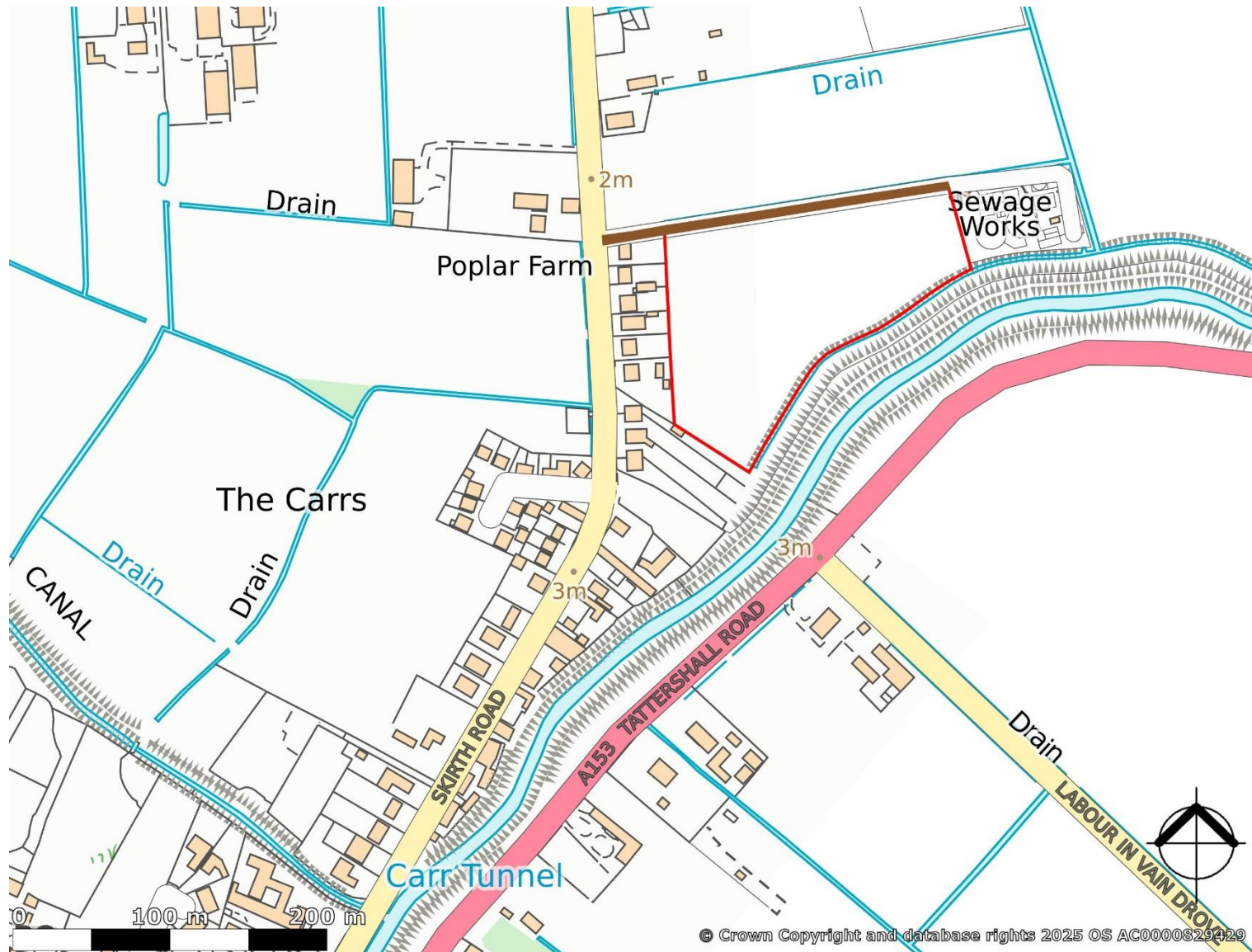
Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

## **AGENT**

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

*These particulars were prepared in March 2025.*





DISCLAIMER  
Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:  
- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;  
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;  
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.  
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



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

[www.robert-bell.org](http://www.robert-bell.org)



# INFORMAL TENDER FORM

PROPERTY Land at Billingham – 4.87 Acres

TENDER DATE 12 Noon on Thursday 12<sup>th</sup> June 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 – 4.87 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 BILLINGHAY TENDER)
  - By attaching this form to [george@robert-bell.org](mailto:george@robert-bell.org) (subject BILLINGHAY 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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