



**AGRICULTURAL LAND AT MARTON, GAINSBOROUGH,  
LINCOLNSHIRE DN21 5AL**

46.68 Acres (18.89 Hectares)

For Sale as a Whole or In 5 Lots



**PGM&CO.**  
Perkins George Mawer & Co.



# AGRICULTURAL LAND AT MARTON, GAINSBOROUGH, LINCOLNSHIRE DN21 5AL.

An opportunity to acquire several compartments of Grade 3, grassland, either as a whole or in 5 separate lots, lying in and around the village of Marton, near Gainsborough.

For Sale by Informal Tender

**Deadline – Friday 5th September 2025 at 12 noon**

**Lot 1 – Permanent Pasture – 7.07 Acres**

Guide Price: £60,000

**Lot 2 – Permanent Pasture – 31.60 Acres**

Guide Price: £210,000

**Lot 3 – Permanent Pasture – 0.57 Acre**

Guide Price: £10,000

**Lot 4 – Permanent Pasture – 2.03 Acres**

Guide Price: £20,000

**Lot 5 – Permanent Pasture – 5.41 Acres**

Guide Price: £45,000

**The Whole – 46.68 Acres**

Guide Price: £345,000

## Location

The land lies in and around the village of Marton, which is located 6 miles south of Gainsborough and approximately 13 miles north west of the City of Lincoln. The A156 intersects the village offering convenient transport links.

## Lot 1 (Red) – 7.07 Acres (2.86 Ha)

///meanders.nest.secondly

A single enclosure of permanent pasture. Situated off Stow Park Road and accessed via the public highway (A1500) via right of way over a grass track through an adjoining field, in third party ownership. The boundaries predominantly comprise mature hedgerows.

## Schedule

OS Sheet No.	Description	Area (Ha)	Area (Ac)
SK8482 6706	Permanent Pasture	2.86	7.07
<b>TOTAL</b>		<b>2.86</b>	<b>7.07</b>







## Lot 2 (Yellow) – 31.60 Acres (12.79 Ha)

///tourist.podcast.headlines

A good-sized compartment of land in long-standing permanent pasture and accessed directly off High Street, Marton (A156), a public highway via a gated entrance. The field is of regular shape and is surrounded predominantly by mature, unmanaged hedgerows. A Public Right of Way (footpath) crosses the land on the north edge, linking the High Street and Stow Park Road.

The property is sold subject to and with the farm machinery and vehicles currently situated on the land.

### Schedule

OS Sheet No.	Description	Area (Ha)	Area (Ac)
SK8481 3057	Permanent Pasture	12.79	31.60
<b>TOTAL</b>		<b>12.79</b>	<b>31.60</b>





Terms have been agreed (Subject to Contract) with West Burton Solar Project Limited, Cottam Solar Project Limited and Tilbridge Solar Limited for the granting of a cable route(s) under the subject land for a proposed Solar Park and associated Battery Storage. It is anticipated the successful purchaser will be in receipt of any associated consideration and compensation, arising therefrom.

Further details are available from the Selling Agent upon request from interested parties.

**Lot 3 – (Green) 0.57 Acre (0.23 Ha)**

///conceals.being.joins

A small enclosure fronting onto High Street, Marton, from where direct access is available. The land is of regular shape and of manageable size and offers potential for a range of amenity uses (S.T.P).

**Schedule**

OS Sheet No.	Description	Area (Ha)	Area (Ac)
SK8481 1410	Permanent Pasture	0.23	0.57
<b>TOTAL</b>		<b>0.23</b>	<b>0.57</b>

**Lot 4 (Blue) – 2.03 Acres (0.82 Ha)**

///energy.miss.executive

A single field of permanent grassland, accessed via a gated entrance directly off High Street, Marton. The boundaries are predominantly defined by stockproof fencing, with a watercourse following the southern boundary of the land.

**Schedule**

OS Sheet No.	Description	Area (Ha)	Area (Ac)
SK8481 1203	Permanent Pasture	0.82	2.03
<b>TOTAL</b>		<b>0.82</b>	<b>2.03</b>





**Lot 5 (Purple) – 5.41 Acres (2.19 ha)**

///thanks.grow.elsewhere

An area of permanent grassland, lying in an elevated position to the south of the village of Marton. Access is off the High Street, Marton to the west, down a narrow track. Mature hedgerows form the external boundaries. There is some internal stock proof fencing.

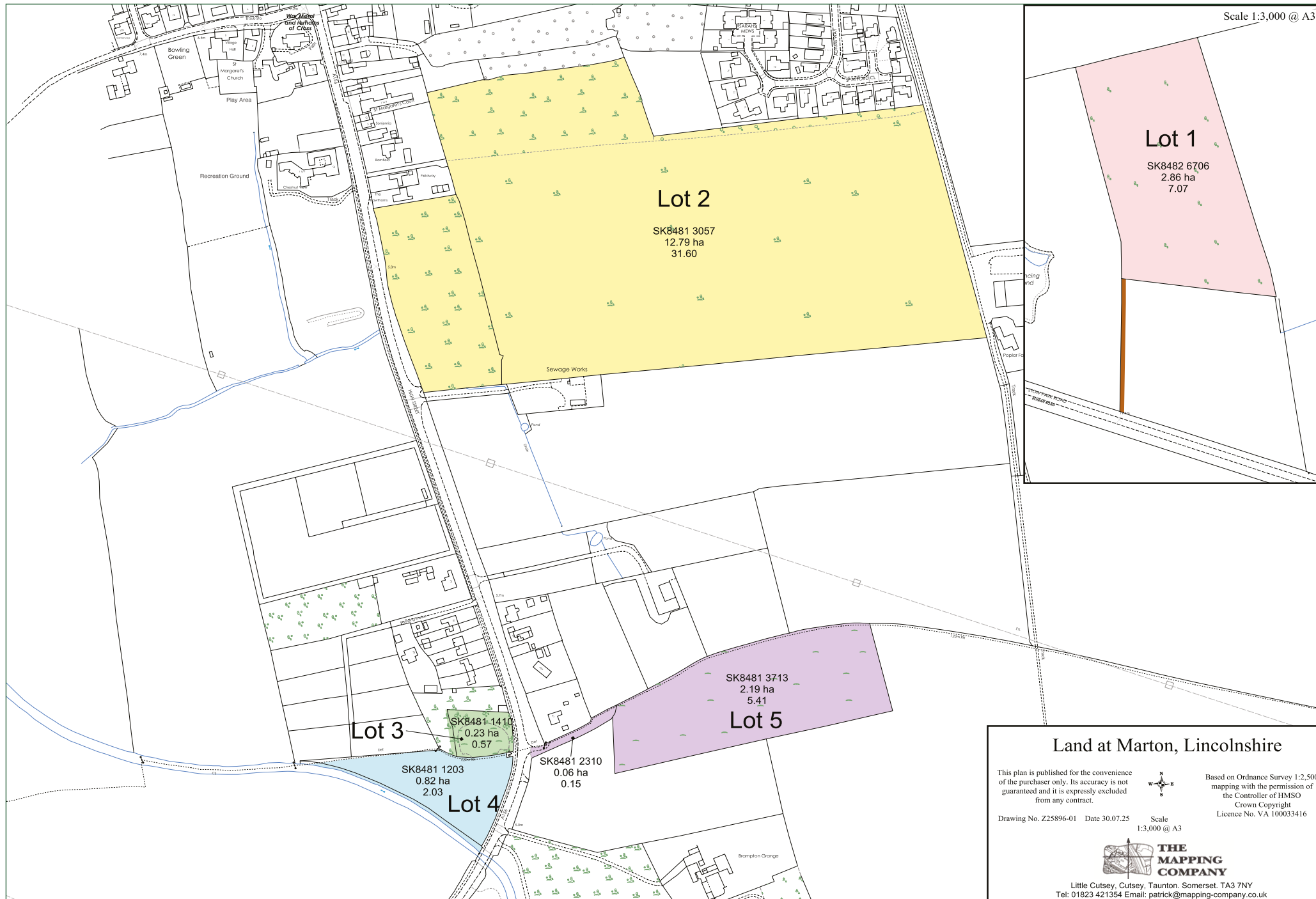
**Schedule**

OS Sheet No.	Description	Area (Ha)	Area (Ac)
SK8481 3713	Permanent Pasture	2.19	5.41
<b>TOTAL</b>		<b>2.19</b>	<b>5.41</b>



LOT 5





## Land at Marton, Lincolnshire

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.



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Scale  
1:3,000 @ A3



**THE  
MAPPING  
COMPANY**

Little Cutsey, Cutsey, Taunton, Somerset. TA3 7NY  
Tel: 01823 421354 Email: patrick@mapping-company.co.uk

## General Remarks

### The Land

The land is classified Grade 3 on the Land Classification map for the region (ALC005).

LandIS Soilscales refer to the land as being predominantly 'Soilscale 18', base-rich loamy and clayey soils. It is deemed most suited to grass production and some cereal production.

### Drainage

The extent of the underdrainage is unknown.

### Access

Lot 1 is approached off Stow Park Road (A1500) via a grass track and along the boundary of an adjacent arable field (not owned).

Lots 2, 3 and 4 enjoy direct public highway access from High Street (A156). Lot 5 is also accessed via High Street, down a narrow grass track, over which there is understood to be a third party right of way.

### Services

There are no services connected. Prospective purchasers should make their own enquiries as to the proximity or otherwise of services in the vicinity.

### Rural Payments/Subsidy Schemes

The land was registered for the Basic Payment Scheme, however any associated delinked payments will be retained by the Vendor.

### Environmental Land Management Scheme

The land is subject to a Countryside Stewardship Scheme (CSS) Agreement (ref: 1643571), the area is allocated to 'permanent grassland with very low inputs' (GS2) and 'management of hedgerows' (BE3).

The current agreement term is from 01/01/2024 to 31/12/2028.

Obligations under the agreement will be transferred to the successful purchaser.

Further details available from the Selling Agent.

### Outgoings

Annual drainage charges are levied. These have not been apportioned but are considered to be modest amounts.

### Designations

The land lies in a Nitrate Vulnerable Zone (NVZ).

### Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

### Title

Lot 1 is registered under Title: LL169611.

Lot 2 is registered and is comprised within Titles: LL105815 and LL111558.

Lots 3, 4 and 5 are unregistered.

### Plans & Areas

The enclosed plans and areas are for indicative purposes only and although are believed to be correct their accuracy cannot be guaranteed. Area data has been taken from Rural Payments Agency records.

### Tenure & Possession

The Freehold is being offered with vacant possession on completion.

### Rights of Way, Easements & Wayleaves

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

A public footpath crosses Lot 2 (east to west) on the north edge.

There are several O/H electricity lines traversing Lot 2.

Heads of Terms have been agreed (STC.) for (x3) No. underground cable routes across Lot 2. Further details on request.

### Sporting, Timber & Mineral Rights

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

### VAT

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

### Method of Sale

The land is offered for sale by Informal Tender as a whole or in five lots. All offers are subject to the tender conditions as set out on the tender form and must reach the Market Rasen office of the Selling Agent by not later than **12-noon on Friday 31st October 2025.**

Please mark all Tenders '**Marton**'. Tenders submitted via email are accepted, please forward to: molly@perkinsgeorgemawer.co.uk

### Viewing

Interested parties are permitted to view the land on foot during daylight hours subject to having a copy of these particulars to hand.

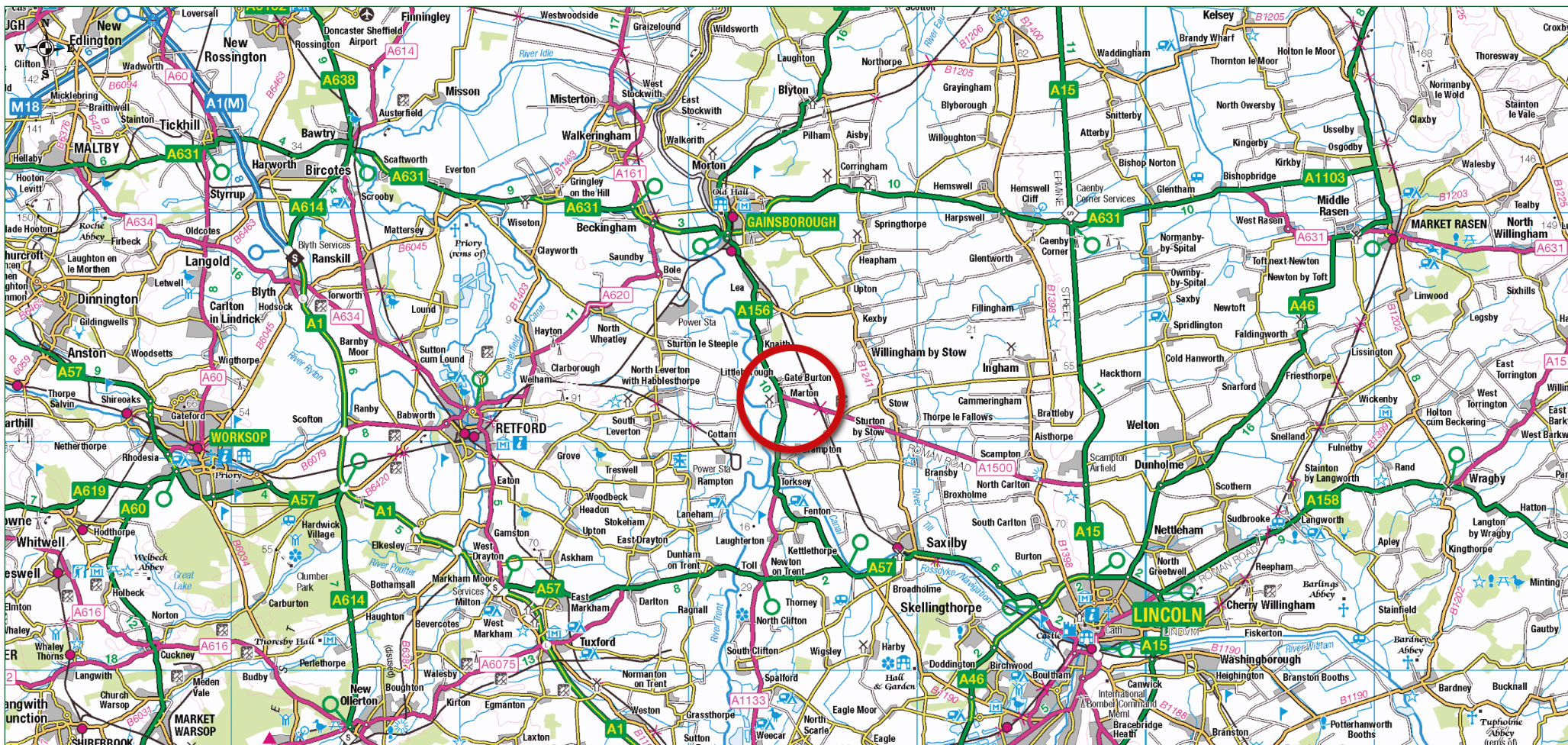
### Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Solicitors

Bridge McFarland LLP  
26 Market Place  
Market Rasen  
Lincolnshire  
LN8 3HL  
T: 01673 843723





**Misrepresentation Act** Perkins, George Mawer & Co. for themselves and for the vendors or lessors of the property whose agents they are give notice that i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, reference to conditions and necessary permissions for use and occupations, and other details are given in good faith and are believed to be correct but any intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Perkins, George Mawer & Co has any authority to make or give any representations or warranty whatsoever in relation to this property. These particulars and photographs were prepared and taken in July 2025.

**PGM&Co.**

Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH

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## **TENDER FORM**

### **46.68 Acres – Land at Marton, Gainsborough, Lincolnshire, DN21 5AL**

**(I/We) Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

Hereby offer to buy the property described as **46.68 Acres of Land at Marton, Gainsborough, Lincolnshire, DN21 5AL** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

**Lot 1:** .....

**Lot 2:** .....

**Lot 3:** .....

**Lot 4:** .....

**Lot 5:** .....

**As a Whole:** .....

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

**Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

I can confirm we are / are not (*delete as appropriate*) cash buyers.

**Signed:** ..... **Date:** .....



## Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Friday 31<sup>st</sup> October 2025** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Marton**” in the top left corner.
3. Email offers should be sent to [nick@perkinsgeorgemawer.co.uk](mailto:nick@perkinsgeorgemawer.co.uk) only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for. It is possible to offer in the alternative for both the whole as well as offering for a combination of any of the lots.
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.