

For Sale by Informal Tender

Closing Date: 12 noon, Friday 11th September 2026



1.00 Acre of Amenity Grassland (or thereabouts)

Theddlethorpe St Helen, Mablethorpe, Lincolnshire

Willsons
— SINCE 1842 —

1.00 Acre (0.40 ha) (or thereabouts)
of Amenity Grassland
Theddlethorpe St Helen
Mablethorpe, Lincolnshire

"AGENT'S COMMENTS"

Willsons are pleased to bring to the market 1.00 acre of amenity grassland situated on the junction of Mill Road and Highgate in the parish of Theddlethorpe St Helen to the north-western side of Mablethorpe. The land is well sheltered with mature hedges to some boundaries and benefits from main road access from Mill Road.

For Sale by Informal Tender

Guide Price: £15,000

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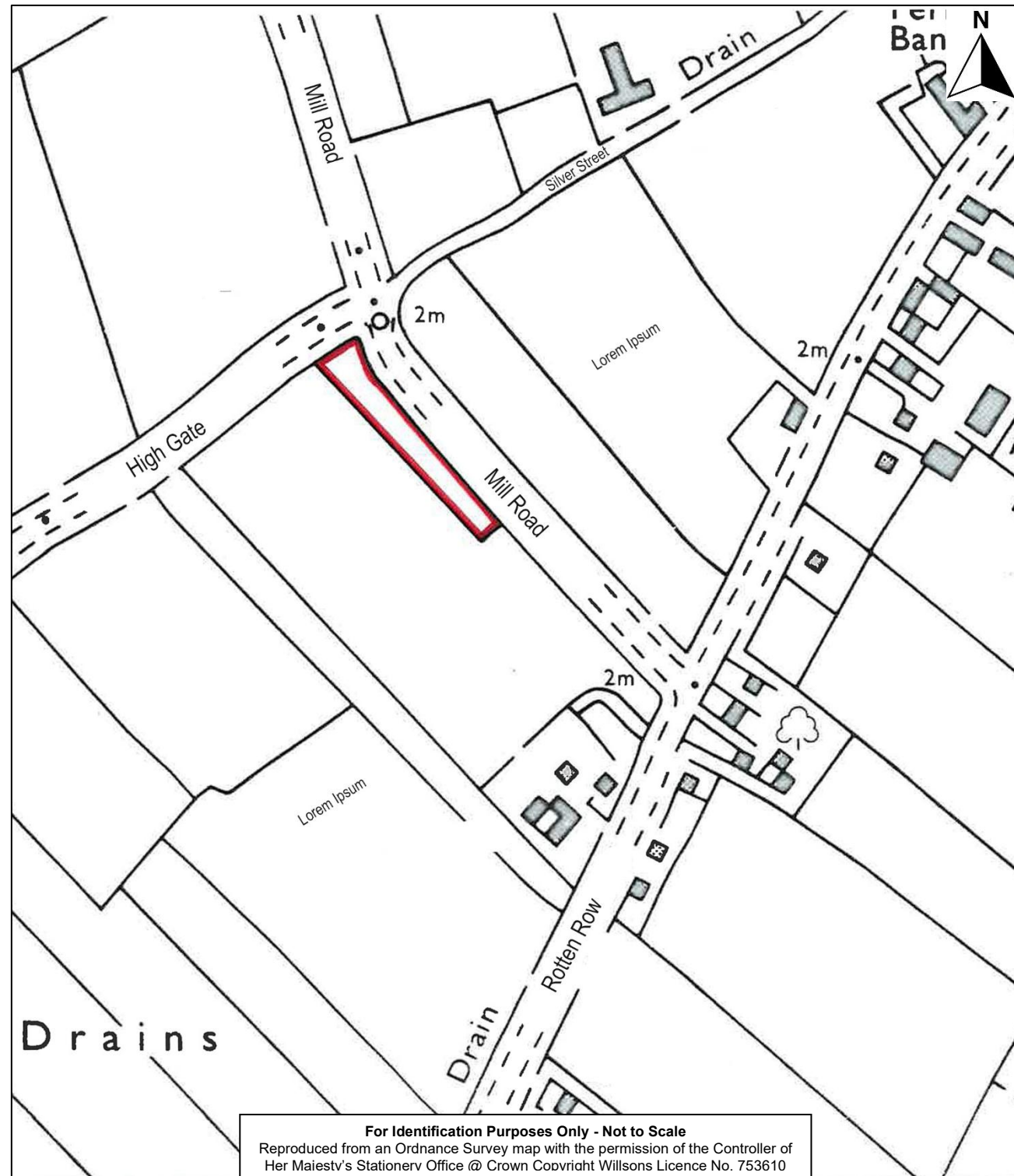
FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

Contact: Wayne Mountain

T: 01507 621111

E: w.mountain@willsons-property.co.uk



Willsons
SINCE 1842

For Identification Purposes Only - Not to Scale
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SITUATION & ACCESS

The land is situated in the parish of Theddlethorpe St Helen on the junction of Mill Road and Highgate with access from Mill Road as edged red on the plan. The land is clearly marked by a 'For Sale' board positioned at the opening of the field to aid with identification.



What3words: requiring.bongo.pushed

TENURE & POSSESSION

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

HM LAND REGISTRY & IDENTIFICATION

The land is registered with HM Land Registry under title number LL59391. The land can be further described as OS No.2873 – 1.00 acre or thereabouts.

SERVICES

There are no mains services connected to the land.

GRADE, SOIL TYPE & TOPOGRAPHY

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales. The predominant soil type in the area is Holderness as defined by the Soil Survey of England and Wales. The land is level lying.

DRAINAGE RATES

Drainage rates for the land are payable to Lindsey Marsh Drainage Board.

UNDERDRAINAGE

We are not aware of any underdrainage to the land.

BOUNDARIES

The boundaries are well defined upon the ground. The vendor will, to the best of their knowledge specify the ownership of boundaries upon request but neither the vendor nor the selling agent will be responsible for the information provided and the purchaser will be deemed to have full knowledge.

NITRATE VULNERABLE ZONE

The land does not lie within a surface water Nitrate Vulnerable Zone as designated by the Environment Agency.

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

We are not aware of any easements, wayleaves of rights of way which affect the land, however 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.

RURAL PAYMENTS AGENCY

The land is registered on the Rural Land Register. The land is not included in any Environmental/Countryside Stewardship Schemes.

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 our Alford office on 01507 621111 to register your interest and inform the agents that you shall be upon that land at a certain time and date. We would request that no children or dogs accompany you on the viewing and 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.

PARTICULARS OF SALE

These particulars including photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey plans and Rural Land Register maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must not be relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations of warranties whatsoever in relation to this property.

LOCAL AUTHORITIES

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

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

Lindsey Marsh Drainage Board, Manby Park, Wellington House, Manby, Louth, LN11 8UU – Tel: 01507 328095

METHOD OF SALE

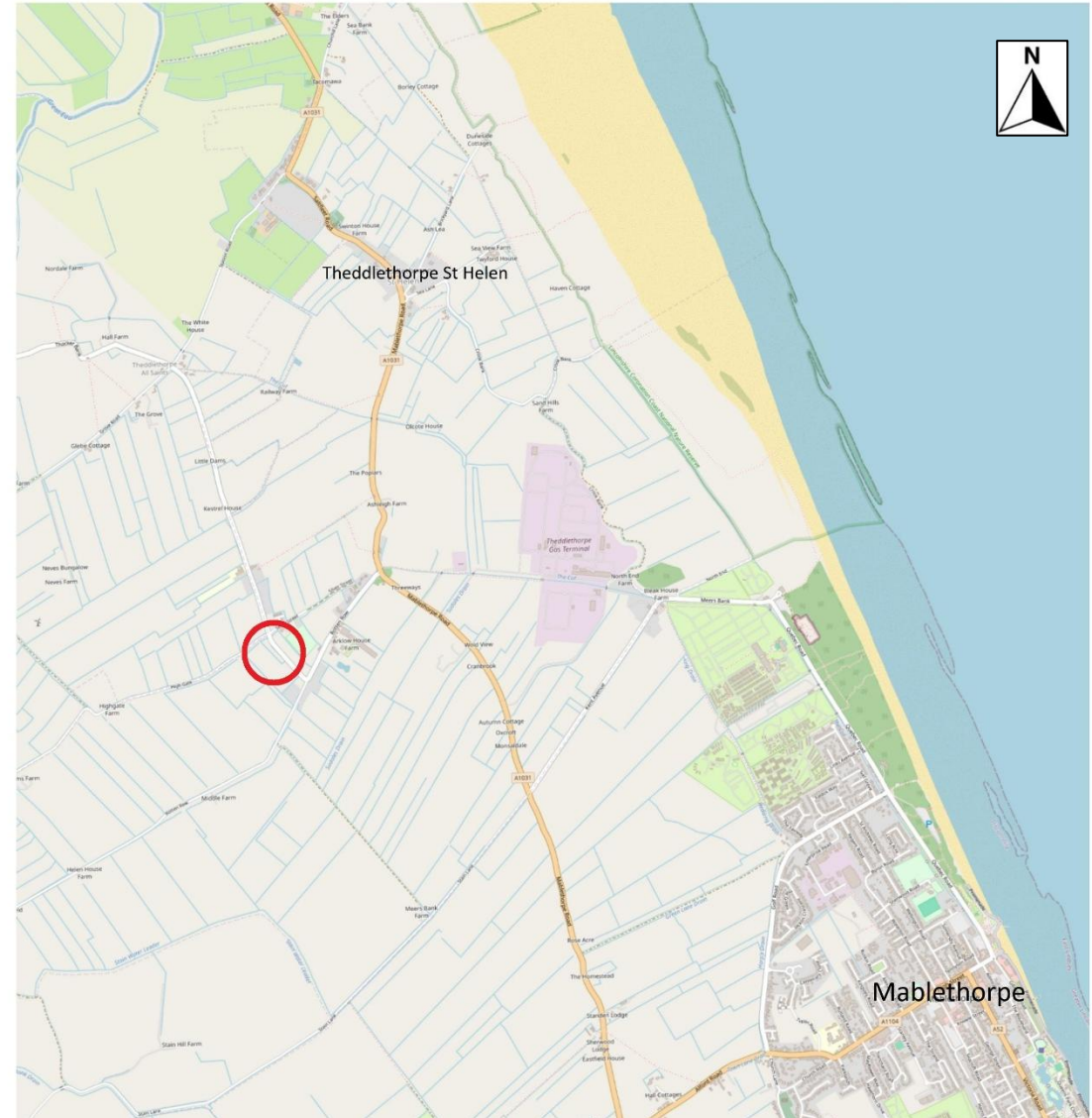
The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form in a sealed envelope marked **“Theddlethorpe St Helen Tender”** in the top left hand corner to the Agents: **Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR** or by email to w.mountain@willsons-property.co.uk, subject **“Theddlethorpe St Helen Tender”** to arrive no later than **12 Noon, Friday 11th September 2026**.

- 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.

PURCHASER COMPLIANCE

We are legally required to undertake anti-money laundering (AML) compliance checks on all purchasers. It is our responsibility to ensure these checks are carried out and continually reviewed, however, in the first instance we use Lifetime Legal to undertake such checks and obtain the necessary documentation and once you have had an offer accepted on a property, Lifetime Legal will contact you directly. The cost of these checks is £60 incl. VAT per transaction (not per individual person) and is non-refundable. The fee will need to be paid by you directly to Lifetime Legal, in advance of the memorandum of sale being issued. Willsons will receive some of the fee taken by Lifetime Legal.

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

1.00 Acre (0.40 ha) of Amenity Grassland, Highgate, Theddlethorpe St Helen
 Closing Date for Tenders: 12 noon, Friday 11th September 2026

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 and confirm agreement to the terms of the tender procedure as detailed in the Particulars of Sale.			
1.00 Acre (0.40 ha) of Amenity Grassland Theddlethorpe St Helen		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: Envelopes to be marked ‘Theddlethorpe St Helen Tender’ in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email: w.mountain@willsons-property.co.uk - subject: ‘Theddlethorpe St Helen Tender’			