



M A S O N S
EST. 1850

11.02 ACRES (4.46HA) OF ARABLE LAND AT
HOWDALES, THEDDLETHORPE, LN11 7DJ

| 11.02 acres (4.46 hectares) or thereabouts of agricultural land | Grade 3 Arable Land |
| Direct Road Access | For Sale by Informal Tender |
Guide Price - £85,000

Description

The land consists of approximately 11.02 acres (4.46ha) of Grade 3 arable land, located near the rural hamlet of Howdales, just 8 miles East of the market town of Louth.

Method of Sale

The land is offered for sale by informal tender.

The Land

The arable land comprises of a single field parcel of 11.02 acres or thereabouts. The land is classified as Grade 3 on the Land Classification Plan of England & Wales with the soils forming part of the Wallasea 2 series which consist of deep stoneless clayey and silty soils, suitable for growing a variety of cereals or grassland.

The land has been farmed within an arable rotation for many years. Details of the past cropping can be found later in this brochure. The boundaries are predominantly defined by ditches and hedges on the North and East, with the road acting as boundary to the South. The Western boundary comprises of an Internal Drainage Board ditch. We understand that the land is underdrained with an old drainage scheme where necessary. The land would benefit from the implementation of a modern drainage scheme.

The land benefits from direct road access, the location of which is indicated by the green dash on the plan opposite.



Viewing

Unaccompanied viewings are permitted during daylight hours providing a copy of these particulars are to hand.

Land Schedule

Field No.	Description	Acres	Hectares
TF4090 9287	Arable	11.02	4.46

Method of Sale

The land is for sale by Informal Tender.

Outgoings and Charges

The land is subject to drainage rates payable to the Lindsey Marsh Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Tenure

The land is being sold freehold with vacant possession.

Wayleaves, Easements, Covenants, and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, and rights of way, whether mentioned in these particulars or not. There is a gas pipeline running North-West to South-East across the land indicated by the green line on the plan opposite. Overhead lines run along the Western boundary.

Early Entry

Should they so wish, the prospective purchaser shall be permitted on the land before completion under a license arrangement at their own risk or exchange of contracts subject to negotiation.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Cropping

2025	2024	2023
Winter Wheat	Winter Wheat	Oats

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the agents' mapping software. The back cropping has been supplied by the outgoing tenant.

Environmental Land Management Schemes

The land is not subject to any agri-environmental-schemes.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry is available from the Selling Agents.

Sporting & Mineral Rights

These are included in the sale where they are owned.

Planning

The property is situated within the East Lindsey LPA where the land is defined as open countryside. Prospective purchasers should be aware of; the current land classification, Local and National Planning Policy, and should make their own enquiries before making offers. The Agents are not aware of any outstanding planning consents or enforcement notices on the Property.

Services

None as so far as the agents are aware.





Conditions of Sale

- 1) Offers should be made using the tender form and received no later than 12 noon on 10th October 2025. Tenders should be submitted to Lucy Turner either emailed using Lucy@masonsandpartners.co.uk or posted and addressed to Lucy Turner, Masons, Cornmarket, Louth, Lincolnshire, LN11 9QD marked private and confidential.
- 2) The offer should clearly state the following:
 - a) Full name, telephone number and address
 - b) Full name, telephone number and address of the solicitor acting on behalf of the offeror(s).
- 3) The successful bidder must provide copies of photo ID and proof of address to satisfy the selling agents Anti-Money Laundering compliance.
- 4) The vendor reserves the right not to accept the highest, or any offer.
- 5) The offer should be made in the full knowledge of the contents of the sales particulars.
- 6) The successful bidders are required to exchange contracts as soon as possible.





Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) 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; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Masons Rural has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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INFORMAL TENDER CONDITIONS

Land at Howdales

Offers are to be submitted in writing to Lucy Turner at Masons, Cornmarket, Louth, Lincolnshire, LN11 9QD or via email to lucy@masonsandpartners.co.uk marked;

“PRIVATE AND CONFIDENTIAL - FAO Lucy Turner - Informal Tender”

- 1) Offers should be submitted on the proforma enclosed. We ask that you endeavour to complete the form in full. Email offers will be accepted.
- 2) Offers should be received no later than **12 noon on 10th October 2025**.
- 3) Offers should not be made by reference to any offer by any other party or any other arrangement.
- 4) Offers should be made in full knowledge of the sales particulars.
- 5) The vendor reserves the right not to accept the highest or any offer made.
- 5) **The offer should clearly state the following:**
 - a. The full name(s), address, email and telephone number of the offeror(s), and the name of any appointed Agent
 - b. Name, address and telephone number of the agent/solicitor acting on behalf of the offeror(s) if applicable
- 6) The offer can be expressed as either a lump sum or rate per acre based on 11.02 acres.
- 7) Offers of a variable nature will not be considered.
- 8) Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.
- 9) Offers must be figures certain and expressed in pounds sterling.
- 10) The agents will endeavour to respond to all offeror(s) within 7 days of the tender deadline.
- 11) The successful bidder must provide copies of photo ID and proof of address at the earliest opportunity to satisfy the selling agents Anti-Money Laundering compliance.
- 12) The successful bidder is expected to be able to exchange contracts as soon as possible.

INFORMAL TENDER FORM (Subject to Contract)

Closing Date: 12 noon - 10th October 2025

Instructions: Please see accompanying tender conditions and sales particulars before completing the tender form. Offers can be submitting in writing to the Vendors Agents at Masons (F.A.O Lucy Turner), Cornmarket, Louth, Lincolnshire, LN11 9QD **OR** via email to lucy@masonsandpartners.co.uk

Please mark envelopes or emails as follows:

“PRIVATE AND CONFIDENTIAL - FAO Lucy Turner - Informal Tender”

I/ We.....

Of.....
.....
.....

Hereby offer to purchase, subject to contract, the property as described in the particulars and confirm our agreement to the conditions of sale for the price stated below;

£.....

..... (in words)

Tenderer(s) Signature(s):

Date:

Email:

Telephone:

Detail of how the acquisition is to be funded:

Solicitor's Name:

Solicitor's Email:

Solicitor's Telephone Number:

Address:

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— Celebrating 175 Years —

Agent's Name:

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Agent's Email:

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Agent's Telephone
Number:

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Address:

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