



Lot 1
TF0297 7595
14.59 Acres

Lot 2
TF0297 9698
15.86 Acres

30.45 Acres - Arable Land, Waddingham Road

South Kelsey | Market Rasen | Lincolnshire | LN7 6PP

For Sale by Informal Tender

Guide Price - Lot 1: £102,000 Lot 2: £111,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

30.45 Acres - Arable Land

Waddingham Road | South Kelsey
Market Rasen | LN7 6PP

For Sale by Informal Tender

Guide Price £213,000 (For the Whole)

Two separate field parcels of productive arable land being 14.59 Acres and 15.86 Acres respectively. Access is available via a right of way onto a private road joining the public highway.

For Sale by Informal Tender. Deadline Friday 13th June 2025 at 12 noon. Vacant Possession on completion (subject to holdover, where applicable).

- 30.45 Acres Arable Land
- For Sale as a whole or in Two Lots
- Offered by Informal Tender
- Tender Deadline: Friday 13th June 2025 at 12 noon

Location

Lying on the south side of a private road leading to Holme Hill Farm, South Kelsey and connecting to the B1205, Waddingham Road. South Kelsey village is situated about 1 mile to the east. Brigg is about 9 miles north and Market Rasen lies 10 miles south.



Lot 1 (Red) - 14.59 Acres

///monday.fork.trending

A single parcel of arable land. Poverty Drain forms the western boundary. There is a grass margin along the bank top providing a buffer. The remaining boundaries are predominantly hedgerows and open ditches.

Lot 2 (Blue) - 15.86 Acres

///static.slyly.picnic

An individual field enclosure in an arable rotation. The field is of regular shape and is bordered by hedgerows. There is a small amenity spinney in the north east corner which forms part of the field compartment.

The Land

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

LandIS Soilscales refer to the land as being mainly loamy and clayey soils, albeit potentially becoming peaty in Lot 1. It is capable of growing good yields of combinable crops.

Drainage

The land is underdrained where necessary.

Access

Both Lot 1 and Lot 2 enjoy independent access on to a private road to the north which leads off the main highway (B1205, Waddingham Road).

Access has been established via long user.

Services

There are no services connected.

Rural Payments/Subsidy Schemes

The land was registered for the Basic Payment Scheme, however no entitlements or delinked payments are available.

Environmental Stewardship

The outgoing tenant had the land in a Sustainable Farming Incentive (SFI) scheme agreement however this will not pass on to the purchaser(s).

Outgoings

Annual drainage charges are payable.

Designations

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

Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the Seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

Title

The land is registered and forms part of Title No. LL167299.

Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct their accuracy cannot be guaranteed.

Tenure & Possession

The Freehold is for sale with Vacant Possession, subject to holdover (if necessary).

Holdover & Early Entry

Possession is subject to the outgoing tenant removing the growing crop and associated residue.

Tenantright & Dilapidations

There will be no claim for tenantright, dilapidations are not allowed.

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, if applicable.

Sporting, Timber & Mineral Rights

These are included in so far as they are owned.

VAT

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

Method of Sale

The land is offered for sale by Informal Tender as a Whole or in Two Lots.

All offers are subject to the tender conditions as set out on the Tender Form and must reach the offices of the Selling Agent by not later than Friday 13th June 2025 at 12 noon.

Viewing

Interested parties are permitted to view the land on foot during daylight hours with a copy of the particulars of sale to hand.

Buyer Identity Check

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

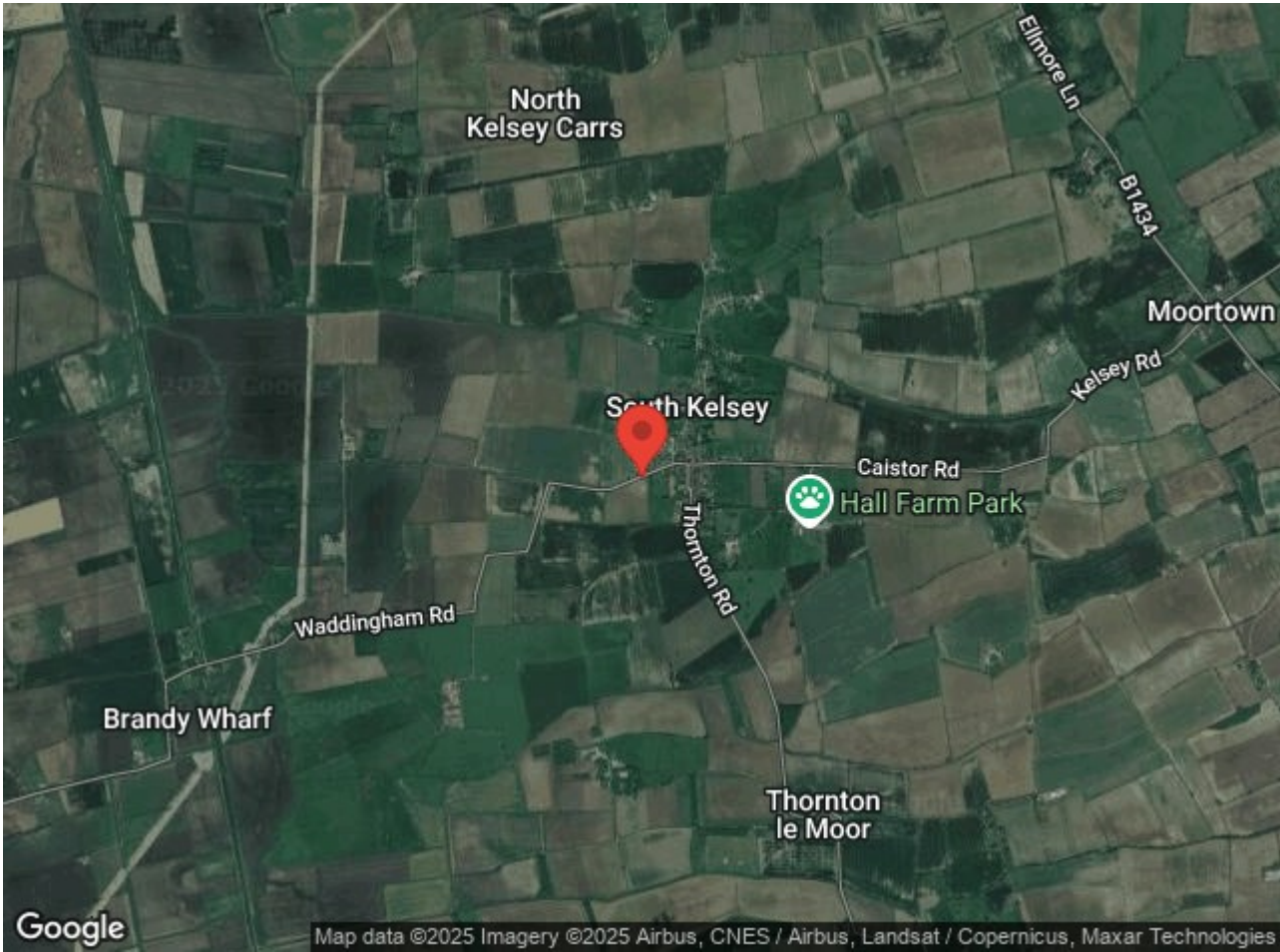
Solicitor

Hetts Johnson Whiting (ref: Miss A Ford)
11, Bigby Street, Brigg
North Lincolnshire
DN20 8EP
E: AF@HJW.legal
T: 01652 655101

Perkins George Mawer & Co
Corn Exchange Chambers
Queen Street
Market Rasen
Lincolnshire
LN8 3EH

T: 01673 843011
E: info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

					Back Cropping				
OS Sheet No.	NG No.	Description	Area (Ha)	Area (Ac)	2025	2024	2023	2022	2021
(Lot 1) TF0297	7595	Arable	5.90	14.59	Winter Wheat	Legume Fallow	Winter Wheat	Winter Wheat	Winter Wheat
(Lot 2) TF0297	9698	Arable	6.42	15.86	Winter Wheat	Legume Fallow	Winter Wheat	Winter Wheat	Winter Wheat
TOTAL			12.32	30.45					



Agents Note:
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



TENDER FORM

30.45 Acres - Arable Land, Waddingham Road, South Kelsey, Market Rasen,
Lincolnshire, LN7 6PP

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **30.45 Acres - Arable Land, Waddingham Road, South Kelsey, Market Rasen, Lincolnshire, LN7 6PP** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

Lot 1:

Lot 2:

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 13th June 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 “**South Kelsey**” in the top left corner.
3. Email offers should be sent to 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.