



3.14 Acres Grassland, Station Road

North Kelsey Moor | Market Rasen | Lincolnshire | LN7 6HD

For Sale by Informal Tender - Guide Price £40,000



Perkins George Mawer & Co.

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

3.14 Acres Grassland

Station Road | North Kelsey Moor

Market Rasen | Lincolnshire | LN7 6HD

For Sale by Informal Tender

Guide Price £40,000

PGM&Co are pleased to offer an opportunity to acquire 3.14 Acres of grassland to the west of North Kelsey Moor. The land lies in close proximity to the North Kelsey village and benefits from direct highway access.

The land is offered for sale by Informal Tender -
Deadline: Friday 31st October 2025 at 12 noon.

- 3.14 Acres Grassland
- Direct Highway Access
- For Sale by Informal Tender
- Deadline: 12 noon Friday 31st October 2025

Location

The land lies in the open countryside, fronting Station Road between North Kelsey Moor and North Kelsey. The market town of Caistor is situated just 3.6 miles to the East and Brigg is 6.7 miles North West.



Description

A small compartment of grassland laid to long standing permanent pasture. The land offers agricultural and grazing use, as well as a range of amenity (stp) and environmental opportunities.

The boundaries are predominantly mature hedgerows, with the Cutley Beck forming the eastern boundary of the parcel.

Access is directly off the main highway, Station Road, and is located to the south of the parcel.

The land as classified as Grade III on the Agricultural Land Classification Maps for the area (ALC0050). It is described as having naturally wet, very acid sandy and loamy soils by LandIS Soilscales, and is deemed to be suitable for cereals and grassland.

Services

There are no services connected to the land. Water is believed to be nearby and prospective purchasers should make their own enquires as to the prospect of a connection.

Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Wayleaves, Easements & Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Tenure and Possession

The land is offered for sale Freehold. Vacant Possession will be granted on completion.

Sporting, Timber & Minerals

These are included in the sale in so far as they are owned, subject to any statutory exclusions.

Designations

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

Environmental Schemes

The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility.

Outgoings

Drainage Rates are payable.

Title

The land is registered under part of Title LL293956.

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.

VAT

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

Method of Sale

The property is offered for sale by Informal Tender. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'North Kelsey Moor'. Tenders must be received by 12 noon on Friday 31st October 2025, at the offices of the Selling Agents at PGM&Co., Corn Exchange Chambers, Queens Street, Market Rasen, Lincolnshire LN8 3EH.

Tender Forms may also be submitted via email to: nick@perkinsgeorgwmawer.co.uk

Buyer Identity Check

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

Viewing

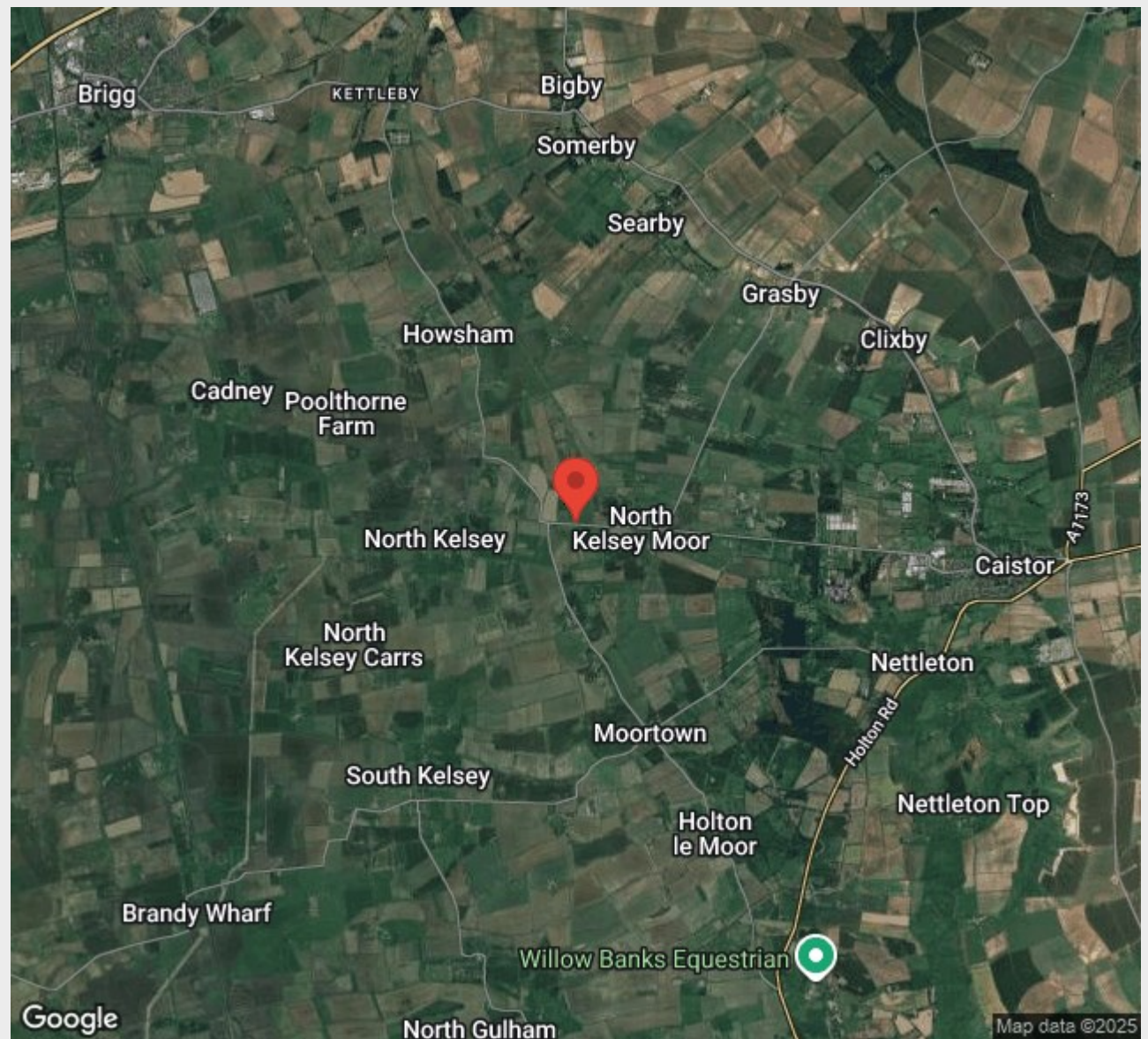
Prospective purchasers may view the Land during daylight hours with a set of these Particulars of Sale to hand.

Solicitor

Bridge McFarland LLP
11 Bigby Street, Brigg, DN20 8EP
T: 01652 655101
E: enquiries@bmcf.co.uk

Selling Agent

PGM&Co., (Market Rasen)
Ref: Nicholas Sharp/Molly Williams
Tel: 01673 843011
Email: nick@perkinsgeorgemawer.co.uk /
molly@perkinsgeorgemawer.co.uk



Perkins George Mawer & Co

Corn Exchange Chambers

Queen Street

Market Rasen

Lincolnshire

LN8 3EH

01673 843011

info@perkinsgeorgemawer.co.uk

www.perkinsgeorgemawer.co.uk

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

3.14 Acres Grassland, Station Road, North Kelsey Moor, Market Rasen, LN7 6HD

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **3.14 Acres Grassland, Station Road, North Kelsey Moor, Market Rasen, Lincolnshire, LN7 6HD** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

The 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 Friday 31st 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 “**North Kelsey Moor**” 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 (where applicable).
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.
12. Successful purchaser(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.