

31.14 Acres Land, Highgate Lane

Normanby-by-Spital | Market Rasen | LN8 3NE

For Sale by Informal Tender - Guide Price £190,000



Perkins George Mawer & Co.

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

31.14 Acres Land

Highgate Lane | Normanby-by-Spital
Market Rasen | LN8 3NE

For Sale by Informal Tender
Guide Price £190,000

A unique opportunity acquire 31.14 acres of grassland close to the village of Normanby-by-Spital. The property is available for sale by informal tender, and is offered as a whole or in two separate lots.

Tender Deadline: 12 noon Friday 24th April 2026.

- 31.14 Acres Grassland
- For Sale as a whole or in two lots
- Lot 1: 16.42 Acres
- Lot 2: 14.72 Acres
- For Sale by Informal Tender
- Deadline: 12 noon Friday 24th April 2026

Location

The land is located to the east of Normanby by Spital village and benefits from highway frontage. It is situated 5 miles and 15 miles from the towns of Market Rasen and Gainsborough respectively.



Description

The property extends to 31.14 acres in all and is farmed as two separate parcels. It is laid to long standing permanent pasture and has most recently been grazed by livestock.

There is stockproof fencing and mature hedgerows on the roadside boundary, the River Ancholme lies to the north. There is gated access into each parcel.

Lot 1 - 16.42 Acres

Guide Price: £100,000

Lot 1 (0648) is the most westerly parcel of the available land. It benefits from direct highway access and an individual access off Highgate Lane.

Lot 2 - 14.72 Acres

Guide Price: £90,000

Access to Lot 2 is via Highgate Lane near the eastern boundary at Pilford Bridge. The parcel (3756) is the most easterly parcel of the whole.

Land

The Agricultural Land Classification Maps for the area (ALC005) classify the land as being Grade 3 (Good to Moderate). Landis Soilscales consider the land to be most suitable for grass production for livestock, with timeliness of stocking is key to avoid soil damage. It is slowly permeable, base rich loamy and clayey soil.

Access

The land benefits from direct highway access off Orford Road.

Services

There are no mains services connected to the land. There is access to a watercourse.

Outgoings

Drainage Rates are payable to the Ancholme Internal Drainage Board.

Designation

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

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.

Overhead electricity lines and associated poles traverse the land along the roadside boundary.

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 under HM Land Registry Title LL56251.

Tenure and Possession

The freehold is being offered with vacant possession on completion.

Sporting, Timber & Mineral Rights

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

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 the land is not elected for VAT.

Method of Sale

The land is offered for sale by Informal Tender as a whole or in 2 lots. Interested parties are invited to submit their offers on the attached Tender Form in a sealed envelope marked 'Highgate Lane' by 12-noon on Friday 24th April 2026 to PGM&CO, Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire, LN8 3EH or via email to elton@perkinsgeorgemawer.co.uk.

The Vendor's priority is to sell the property as a whole.

Viewing

The land can be viewed at any time during daylight hours, but it is advised that interest is registered with the Seller's Agent to enable full access.

Buyer Identity Check

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

Selling Agent

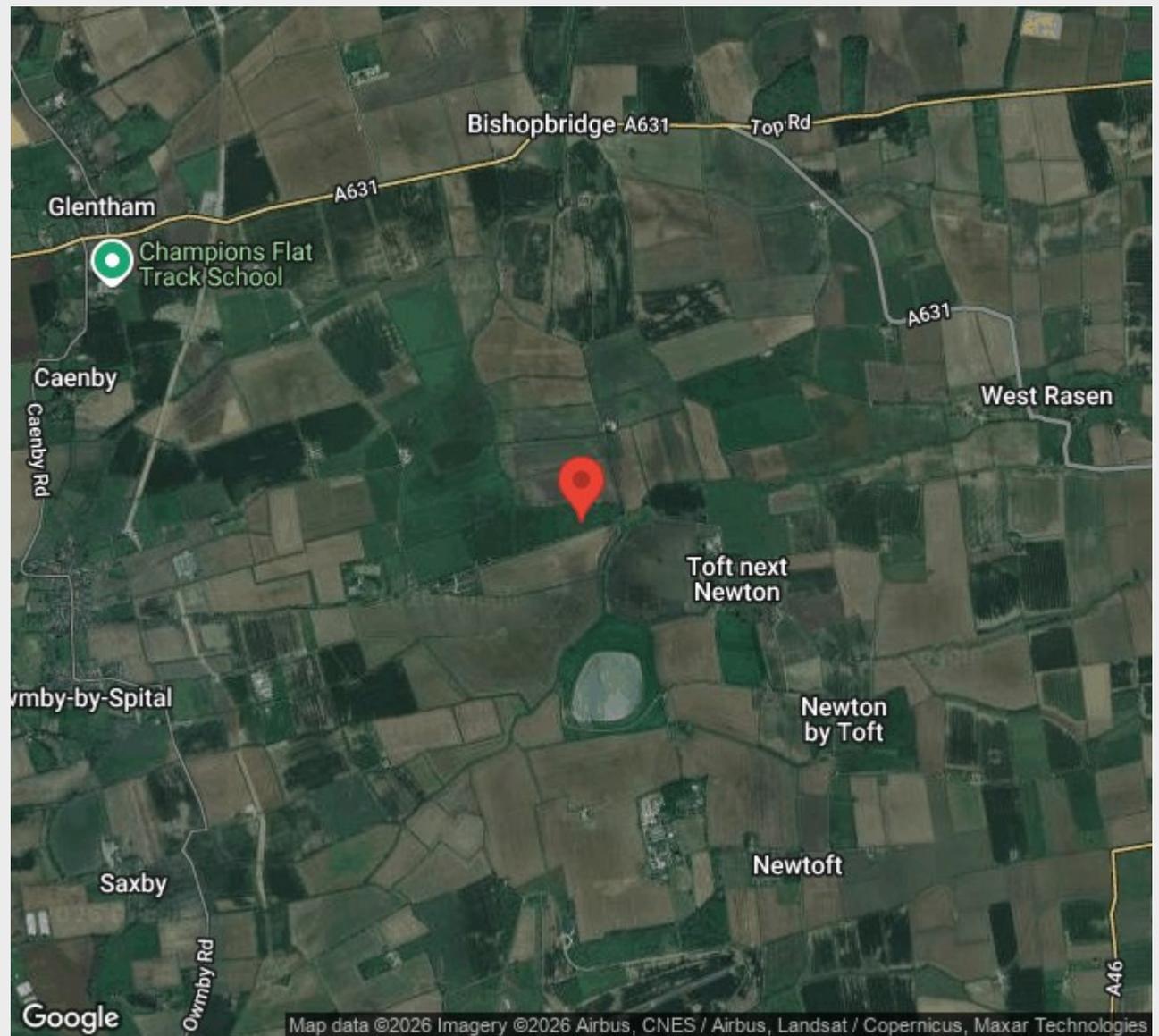
PGM&CO (Market Rasen)

Ref: Elton Moulds / Molly Williams

Tel: 01673 843011

Email: elton@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

31.14 Acres Land, Highgate Lane Normanby-by-Spital, Market Rasen,
Lincolnshire, LN8 3NE

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **31.14 Acres Land, Highgate Lane Normanby-by-Spital, Market Rasen, Lincolnshire, LN8 3NE** 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 24th April 2026** 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 “**Highgate Lane**” in the top left corner.
3. Email offers should be sent to elton@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.