



3.32 Acres Grassland, Billingsgate

South Somercotes | Louth | Lincolnshire | LN11 7BQ

Guide Price £35,000



Perkins George Mawer & Co.

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

3.32 Acres Grassland

Billingsgate | South Somercotes

Louth | LN11 7BQ

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PGM&CO are pleased to offer this unique opportunity to purchase 3.32 acres of grassland on the edge of the village of South Somercotes. The land is offered for sale by Informal Tender. Deadline: 12 noon, Friday 21st August 2026.

- Grass Paddock
- Direct Highway Access
- For Sale by Informal Tender
- Edge of South Somercotes
- Potential for Amenity and Equestrian use (stp)
- Deadline: Friday 21st August 26 at 12 noon

Location

South Somercotes is a popular village on the Lincolnshire Coast. The village is located centrally between Mablethorpe being 11 miles to the south and Cleethorpes 15 miles to the north. In close proximity is North Somercotes offering a range of coastal amenities and attractions, including public houses and various eateries, as well as convenience stores and a post office. There is also a local primary school and local secondary school, the property is in the catchment area for Louth grammar school.



Description

The land is laid to permanent pasture, and has most recent been cut for hay. It benefits from direct highway access and generous frontage on to Billingsgate. The boundaries are predominantly formed of drains/ditches.

The Agricultural Land Classification Map for the East Midlands Region classify the land at Grade 3. Landis Soilscales describe the soils as loamy and clayey, with heavier areas being most suited to grass.

With easy access and quiet rural location on the edge of the village, the land offers agricultural use, in addition to great potential for a range of amenity uses and is well suited to equestrian possibilities (stp).

Services

There are no mains services connected to the land. They are believed to be in the vicinity, prospective purchasers should make their own enquiries in this regard.

Overage

The Land will be subject to an overage clause for a period of 25 years from the date of completion. The overage will be 30% in any uplift in value from its existing use.

Outgoings

General Drainage Rate Charges are payable to Lindsey Marsh Drainage Board,

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.

Designations

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

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.

Boundaries

The Buyer(s) shall be deemed to have full knowledge of all boundaries and neither the Seller(s) nor the Selling Agent will be responsible for deriving the boundaries or their ownership.

LR Title

The Land is registered with HM Land Registry under Title Number: LL223578.

Rural Payments/Subsidy Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes, offering the purchaser the flexibility of formulating their own scheme.

Tenure and Possession

The property is Freehold. Vacant possession will be granted on completion.

Method of Sale

The property is offered for sale by Informal Tender as a whole. Offers should be sent in writing, on the attached Tender Form, to PGM&CO., Corn Exchange Chambers, Queen Street, Market Rasen, Lincs LN8 3EH in a sealed envelope marked 'South Somercotes' or via email to molly@perkinsgeorgemawer.co.uk - by no later than 12-noon on Friday 21st August 2026.



Buyer Identity Check

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

Viewing

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

Selling Agent

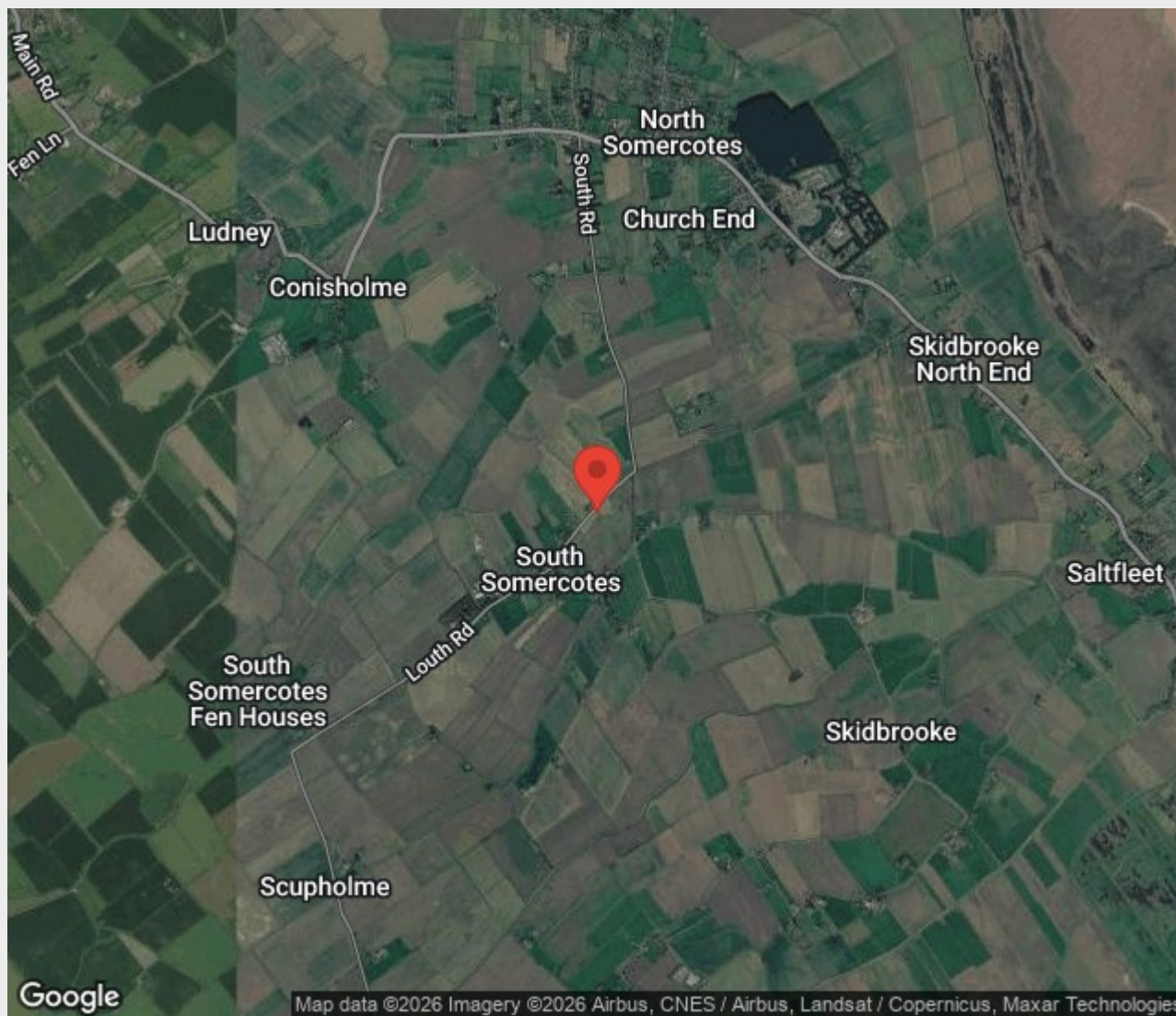
PGM&CO (Market Rasen)

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

3.32 Acres Grassland, Billingsgate South Somercotes, Louth, **Lincolnshire, LN11 7BQ**

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **3.32 Acres Grassland, Billingsgate South Somercotes, Louth, Lincolnshire, LN11 7BQ** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

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 21st August 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 “**South Somercotes**” 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.