

An aerial photograph of a large, vibrant green grassland field. The field is divided into sections by stone walls and narrow paths. In the background, there are rolling hills, some plowed brown fields, and clusters of trees. The lighting suggests a bright, sunny day.

For Sale by Informal Tender
Deadline 12 Noon on 27th August 2026

Furze Hill Grassland – 31.76 ha (78.48 Ac)
Hagworthingham, Spilsby, PE23 4LQ

BELL



Furze Hill Grassland

Hagworthingham, Spilsby, PE23 4LQ

31.76 Hectares (78.48 Acres)

An attractive block of grassland on the edge of Hagworthingham which is well fenced and has access from the A158. There are 5 fields in a ringfence that run together. The permanent grass land extends to 77 acres and there is a further 1.5 acres of spinneys.

Available as a whole with vacant possession

By Informal Tender

Deadline 12 Noon , 27th August 2026

Guide Price: £650,000

Robert Bell & Company, Horncastle

F.A.O. George Harrison

01507 522222 Option 4

Landagency@robert-bell.org



Location

Furze Hill Farm lies tucked away to the south east of the village of Hagworthingham and slopes down to a tributary of the River Lymn. It is on the southern edge of the Lincolnshire Wolds (but outside the National Landscape area) and close to the main road between Lincoln and the Lincolnshire Coast.

The access is from the A158 west of the turning to Raithby. It is 5 miles east of the historic market town of Horncastle, also 3 miles west of Spilsby

What3words [///forkful.curtail.secure](https://www.what3words.com/forkful.curtail.secure)

Approximate distance to:

Skegness – 15 miles

Lincoln – 27 miles

Boston - 20 miles

Humberside airport – 35 miles

The Land

Furze Hill Farm lies on the edge of the village with a single block of permanent grass land extending to 77.05 acres, plus 1.43 acres of spinneys.

In the past fields '1104' and '4204' have been arable growing oilseed rape, cereals, potatoes, sugar beet, and vining peas. Other fields have been permanent pasture in living memory. There are five fields that run well as one.

The land has frontage to the A158 with a good access and then runs south west towards Hagworthingham and down to a tributary of the River Lymn.

The grassland is well fenced with water troughs (note services below) and stone culverts across a dyke. A large proportion of this was installed in the last few years under capital grants in the Countryside Stewardship Scheme.

It has been grazed by cattle and sheep with some areas used for hay. It is in a Countryside Stewardship Scheme with low input management obligations ending on 31/12/2026. There is a grazing license on this until the 31st October 2026.

The land has continued agricultural potential and could see further environmental interest, especially given its location against chalk streams and the Lincolnshire Wildlife Trust's Furze Hill Nature Reserve.

Soil Type

The Permanent Grassland and is Grade III with pockets of Grade IV on the MAFF Land Classification and is shown on the Soil Survey for England as: Wickham 2; Slowly permeable seasonally waterlogged fine loamy over clayey, fine silty over clayey and clayey soils. Small areas of slowly permeable calcareous soils on steeper slopes. (lower ground).

Cuckney 2; Well drained sandy and ferruginous fine loamy soils over soft sandstone. Some coarse loamy soils affected by groundwater. Risk of wind erosion. (higher ground).

SCHEDULE

	<i>Hectares</i>	<i>Acres</i>
TF3569 1104 - P.Grassland	19.86	49.07
TF3568 2286 - P.Grassland	0.34	0.84
TF3568 3892 - P.Grassland	4.86	12.01
TF3568 4271 - P.Grassland	3.26	8.06
TF3569 4204 - P.Grassland	2.86	7.07
Spinneys	0.58	1.43
Total	31.76	78.48

GENERAL REMARKS

Access

The farm has access direct from A158 east of the village of Hagworthingham.

Services - Water

The property currently has mains water from the retained farmstead. The sale is subject to this being rerouted by the purchaser to a new mains from the water mains that runs close to the entrance on the A158. The Agent can provide further details.

Planning

The land is located within East Lindsey District Council and just outside of the Lincolnshire Wolds National Landscape and is in agricultural use. There is a small area of land near the stream within flood zones 2 and 3 although this has not flooded in recent memory.

Grazing Licence

The grassland is let on a summer grazing licence until 31st October 2026 with the payment to be retained by the Vendor.

Environmental Potential

The grassland has had low input management for many years and is either drier grassland with numerous species indicating species rich potential or the lower

lying land has potential for different species or as a buffer habitat to the sensitive chalk streams. There is potential for further Higher Tier Schemes, Biodiversity Net Gain payments or other private schemes.

Rural Payments and Environmental Schemes

The land is registered with the Rural Payments Agency. The vendor will retain any remaining Basic Payment or Delinked Payments.

There is an existing Countryside Stewardship Scheme ending on 31st December 2026 with an annual payment of £5,296.95 which includes:

- 32.6619ha of GS2 Permanent Grassland with very low inputs
- 1.00ha of GS1 Take field corners out of management.
- Capital Grants for fencing and troughs that have been claimed.

Either holdover is granted for this scheme to end, or the purchaser will be required to take this scheme on and payments will be split pro-rata on completion for the relevant calendar year. Further detail is available from the agent.

Outgoings

There are General Drainage Charges at approximately £120p.a. to the Environment Agency.

Title and Tenure

The land is registered as LL417702. The property is sold freehold with vacant possession on completion subject to the grazing licence.

Public Rights of Way

The farm has a public footpath from the north west corner and then crosses one field only. It is fenced off from the grazed land with a field corner above it.

Rights of Way, Easements & Wayleaves

The land is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Tenantright & Dilapidations

There will be no claim for tenantright or dilapidations.

Sporting, Timber & Mineral Rights

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

Viewing

Viewing is strictly by prior appointment with the Agents. Parties viewing should note this is a working farm and they are responsible for their own safety and accordingly view at their own risk.

Method of Sale

The land is offered for sale by Informal Tender by the deadline given above. The enclosed tender form provides details.

Anti-Money Laundering

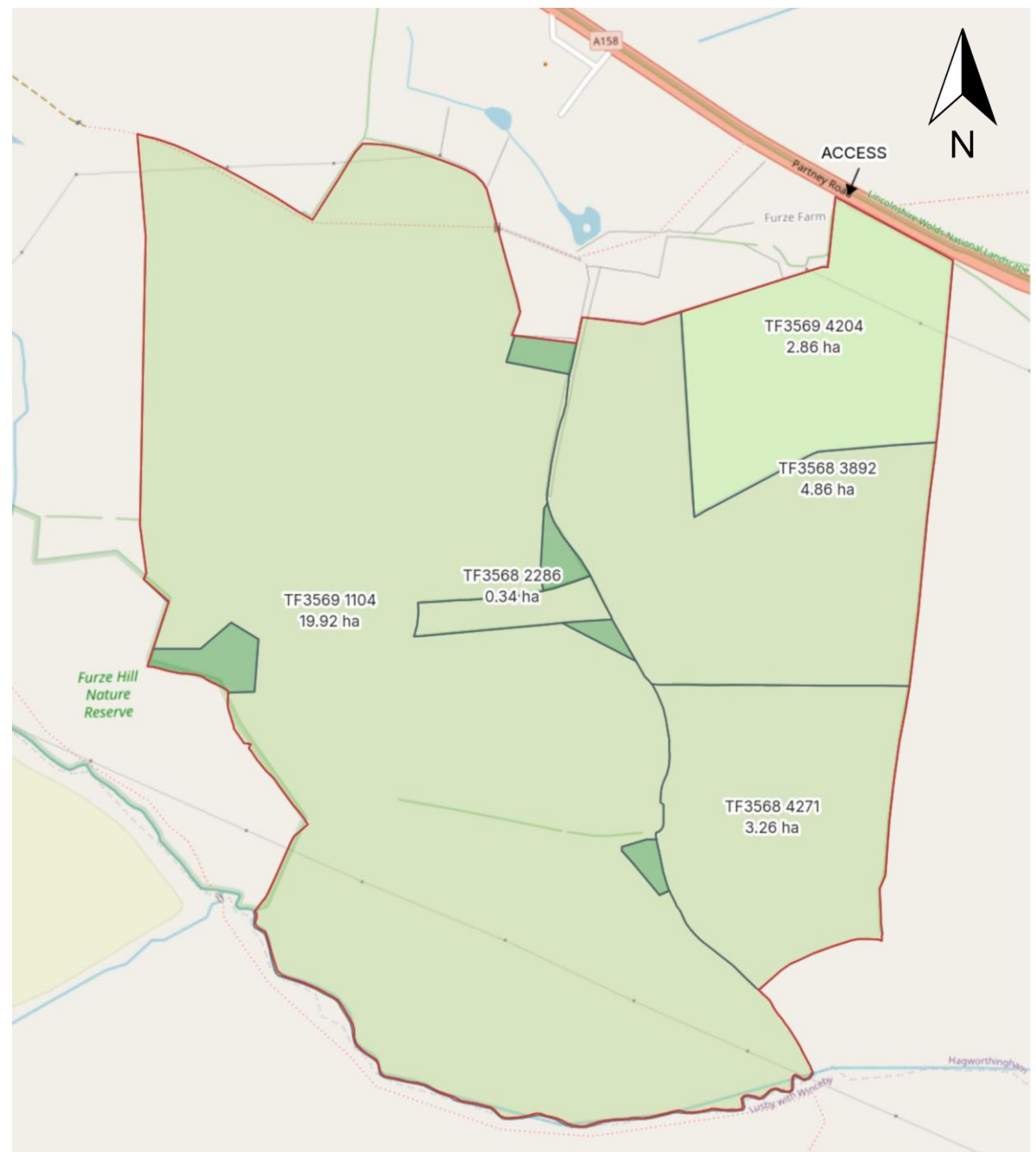
Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents' Horncastle Office.

These particulars were prepared in July 2026

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Robert Bell & Company
landagency@robert-bell.org | 01507 522222 option 4
robert-bell.org/agriculture



INFORMAL TENDER FORM



PROPERTY GRASSLAND AT FURZE HILL FARM

TENDER DATE 12 Noon on Thursday 27th August 2026

I/We

hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars.

THE WHOLE In the sum of

In words

The acquisition will be funded by

Tenderer(s)
Signature:

Purchasers Name:

Address:

..... **Postcode:**

Telephone: **Email:**

Solicitors:

TENDER CONDITIONS

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
 - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner FURZE HILL GRASSLAND TENDER).
 - By attaching this form to an email addressed to george@robert-bell.org (Subject FURZE HILL GRASSLAND TENDER).
2. Tenders must be received no later than 12pm on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. All tenders will be considered on their merits, and the Vendor reserves the right not to accept the highest or any tender.
7. The successful tenderer will be notified as soon as possible. As the vendor is a government body an internal approval process will need to be completed before contracts are exchanged.
8. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.



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