

An aerial photograph of a large, rectangular agricultural field, likely a plowed field, showing distinct diagonal furrows. The field is surrounded by green hedgerows and other agricultural land. In the background, there are some buildings and more fields. A blue banner is overlaid at the top, and another blue banner is at the bottom containing text and a logo.

For Sale by Informal Tender

Land at Covenham St Bartholomew – 67.66 Acres (27.37 Hectares)
Pear Tree Lane, Covenham St Bartholomew, Louth, LN11 0PB

BELL



Arable Land

67.66 Acres (27.37 Hectares)

**Pear Tree Lane, Covenham St
Bartholomew, Louth, LN11 0PB**

An opportunity to acquire a well located block of productive arable land. There are two adjoining fields, extending to 67.66 acres (27.37 hectares) with direct road access.

Available as a whole by Informal Tender, with vacant possession on completion.

**Tender Date: 12 Noon, Thursday 12th
November 2026**

Guide Price - £600,000

LOCATION

The land is located north west of the village of Covenham St Bartholomew, approximately 6 miles north of Louth.

What3wordslocation: ///decrease.tent.fractions

*Louth approximately 6 miles
Distances are approximate*

GENERAL DESCRIPTION

Two productive arable fields of good scale extending in total to 67.66 acres (27.37 hectares). There is frontage to both Pear Tree Lane and Main Street and electric lines crossing.

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Holderness. Chalky till. Slowly permeable seasonally waterlogged fine loamy soils and similar soils with only slight waterlogging. Suited to mainly cereals, oilseed rape and vining peas

ACCESS

There is direct access to both fields from Pear Tree Lane.

BOUNDARIES

Both fields are bordered by natural hedgerows with a ditch along Main Street and fence line to the south.

CROPPING

The land was cropped with winter wheat in 2024, spring barley in 2025 and 2026 and is now in stubble.

SERVICES

There are no services to the land. Prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

TITLE AND TENURE

The land is registered under the title number LL150479. It is sold freehold with vacant possession.

OUTGOINGS

The land is subject to General Drainage Charges only with the Environment Agency with details available on request from the Agents.

RURAL PAYMENTS

The land is registered with the Rural Payments Agency and land parcels will be transferred to the Purchaser. The delinked payments are retained and there are no agri-environmental agreements on the land.

PLANNING

The land is in the East Lindsey District. The land lies within open countryside and is currently agricultural. Prospective purchasers should make their own enquiries to the planning authority on the prospect of any change of use.

OVERAGE

The land is sold subject to an overage provision. Whereby the vendors and their successors in title shall be entitled to 40% of any uplift in value to the subject land as a result of the granting of planning consent for residential development and renewable energy development, on each and every occasion for a period of 40 years from completion. The trigger date being the earlier of implementation or disposal with the benefit of planning.

PUBLIC RIGHTS OF WAY

There is a public footpath running along the western boundary.

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.

There are electrical wayleaves.

SPORTING, TIMBER AND MINERAL RIGHTS

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

The Vendor will except and reserve from the sale all mines and minerals in, on or under the Property so far as they are within the Vendor's ownership, together with such rights and interests as the Vendor may have or be entitled to retain in connection with oil, natural gas and other hydrocarbons.

The reservation will include appropriate rights of access

and entry over the Property for the purposes of investigation, surveying and exploration and, if required, the right to establish and operate a well site and associated infrastructure. Further details are available from the Agent.

VALUE ADDED TAX

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

VIEWING

Viewing is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note 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 as a whole. Closing date for submission of tenders is 12 noon, Thursday 12th November 2026.

MONEY LAUNDERING REGULATIONS

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.

AGENT

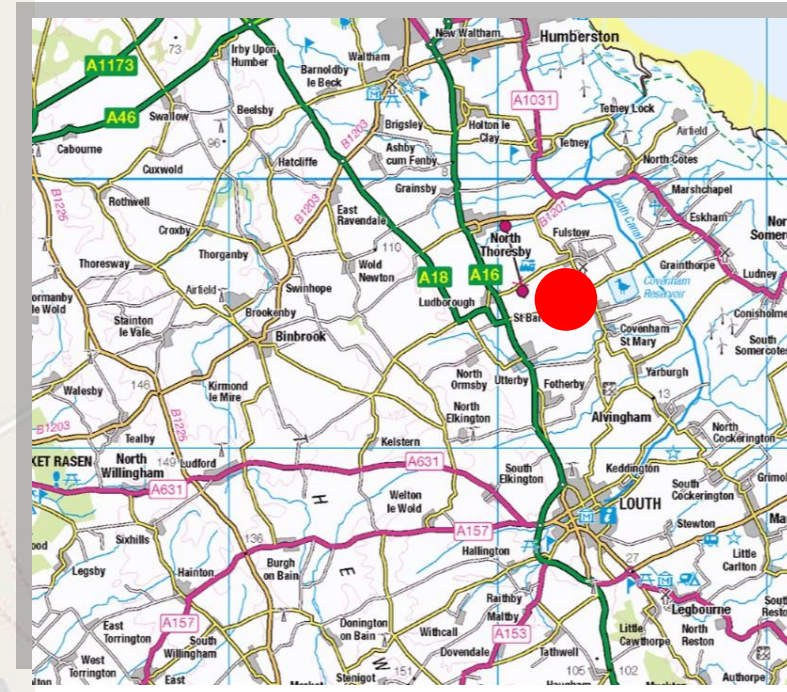
Robert Bell & Company, Horncastle
F.A.O. George Harrison
Tel: 01507 522222 option 4
Email: landagency@robert-bell.org

These particulars were prepared in October 2026.



Robert Bell & Company for themselves and for vendors or lessors of this property give 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 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.
- Intending Purchasers or Lessees should not rely on these particulars as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular to check for themselves; dimensions of land, rooms or buildings, use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase.
- These maps/plans are for identification purposes only. Reproduced from the Ordnance Survey Map with the permission of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No. E5759244
- Robert Bell & Company is the trading name of Robert Bell & Company Ltd. Registered office: Old Bank Chambers, Horncastle, Lincs, LN9 5HY. Registered in England & Wales. Registration number: 07461847



INFORMAL TENDER FORM



PROPERTY 67.66 ACRES OF ARABLE LAND AT COVENHAM ST BARTHOLOMEW

TENDER DATE 12 Noon on Thursday 12th November 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 COVENHAM ST BARTHOLOMEW TENDER)
 - By attaching this form to an email addressed to george@robert-bell.org (COVENHAM ST BARTHOLOMEW TENDER)
2. Tenders must be received no later than 12 Noon 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. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. All tenders will be considered on their merits, and the Vendor reserves the right not to accept the highest or any tender.



Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 522222
Email: landagency@robert-bell.org

www.robert-bell.org

