

For Sale by Tender

Land at Horsington – 5.74 Acres

Main Street, Horsington, Woodhall Spa, LN10 5EX

BELL



5.74 Acres of Land

Main Street, Horsington, Woodhall Spa,
LN10 5EX

The opportunity to purchase a level field of 5.74 acres, on the edge of the village of Horsington, near Woodhall Spa.

The land is on the northerly edge of the village and is sold subject to an overage provision, as detailed within these particulars.

Available as a whole by Tender with vacant possession.

GUIDE PRICE £80,000

Tenders to be received by 12 Noon on Thursday the 9th of July 2026



LOCATION

The land is located on the edge of the village of Horsington with frontage to Main Street, conveniently located approximately 5 miles from both Woodhall Spa and Horncastle.

What3wordslocation: ///breathing.whips.prepare

GENERAL DESCRIPTION

The land sits on the northern edge of the village and is a single level square field, bounded by hedges and trees to the most part. It is outlined and coloured in red on the attached plan.

There is potential for arable, environmental schemes, grassland, equestrian, market gardening, and amenity. Given its proximity to the village there are prospects for alternative uses, subject to planning permission.

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Beccles 1 Chalky Till, slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils. Winter cereals and grassland.

ACCESS

Access is from Main Street by way of an open gateway.

BOUNDARIES

The field is bordered by hedges and trees to the most part.

CROPPING

The field has been down to temporary grass for the last five years. Previous to this it was growing cereals and could be returned to arable.

SERVICES

There are no services to the land. Electric and water are nearby, and prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

DISCLAIMER

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TITLE AND TENURE

The land is registered under the title LL344508. It is sold freehold with vacant possession after 6th October 2026 when the current Farm Business Tenancy comes to an end.

OUTGOINGS

The land falls outside of a drainage board area. There are General Drainage charges payable to the Environment Agency of around £3/ha.

RURAL PAYMENTS

The land is registered with the Rural Payments Agency and the tenant has included the field in a Sustainable Farming Incentive Scheme. The scheme will be terminated prior to sale.

PLANNING

The land is in the East Lindsey District. The land lies within open countryside and is currently agricultural. There is potential for other uses, (subject to planning) and interested parties should make their own enquiries as to future possible uses. In 2017 planning for residential development along the frontage was refused.

OVERAGE

The land is sold subject to an overage provision, whereby the vendors and their successors in title shall be entitled to 30% of any uplift in value to the subject land as a result of the granting of planning consent for residential development, on each and every occasion for a period of 30 years from completion. The effective value based on the granting of planning consent on the date of consent being granted.

FOOTPATHS

There are no public footpaths crossing the land. A footpath runs close to the south-eastern corner of the field but does not affect 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.

SPORTING, TIMBER AND MINERAL RIGHTS

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

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

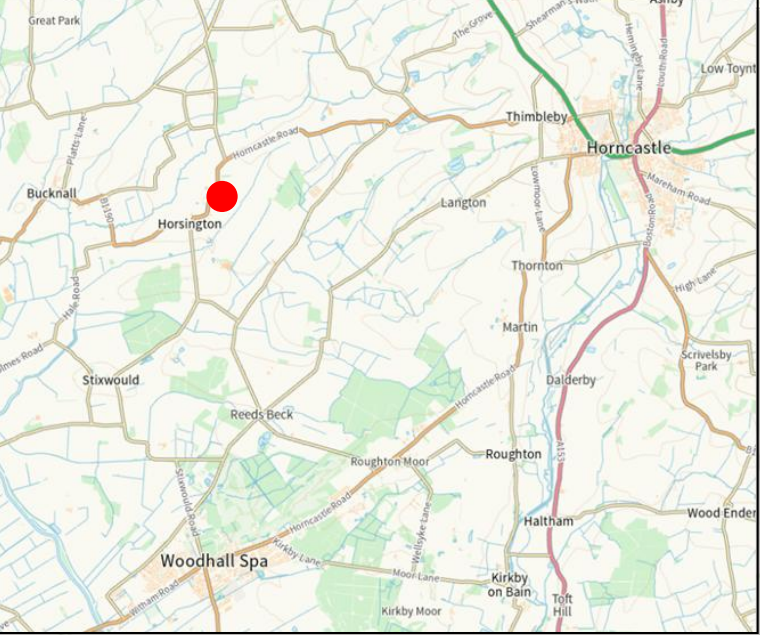
The land is offered for sale by tender as a whole.

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 June 2026.



INFORMAL TENDER FORM



PROPERTY **VILLAGE FIELD, HORSINGTON – 5.74 ACRES**

TENDER DATE **12 Noon on Thursday 9th July 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 VILLAGE FIELD TENDER)
 - By attaching this form to an email addressed to george@robert-bell.org (Subject VILLAGE FIELD 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.



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