



For Sale by Tender
Deadline Thursday 6th August

0.6 Acres or thereabouts of Land at Osgodby, Market Rasen
Offers Over £20,000

BELL



Land at Osgodby Extending to 0.6 Acres North of Market Rasen

A plot of land with a redundant building that lies on the edge of established woodland with good road frontage.

A unique site with diverse potential for a range of uses subject to planning.

A corner site with direct access off the A1103 / A46 crossroads on Osgodby Top.

**Available as a whole by Tender
with vacant possession**

GENERAL DESCRIPTION

The land currently has some attractive self-set trees along with several WWII-era features including a single-storey red brick building extending to approximately 1,420ft², which appears to have been constructed for storage purposes, along with a 42m strip of hardstanding and the remains of what appear to be two loading bays.

The land is predominantly level and generally accessible, offering an unusual and well-located parcel with longer-term potential for a variety of uses, subject to the necessary consents.

LOCATION

The property is situated in a well-regarded parish just a few miles north of Market Rasen and is outlined in red on the plan. The site benefits from road frontage on two boundaries at the A46 / A1103 crossroads, providing good visibility and access.

BOUNDARIES

The boundaries adjoining retained land will follow the existing fence line. Boundaries adjoining the roads will extend up to the highway. The plan included is for guidance and identification purposes only; the exact extent of the property will be as shown on the Land Registry title plan following completion.

PLANNING

No planning applications have been submitted by the vendor; and purchasers must rely entirely on their own enquiries, with no representation given as to planning prospects. Given the location in the agent's opinion the property may suit a variety of potential uses.

Enquiries should be addressed to West Lindsey District Council:

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.

West Lindsey District Council, Guildhall, Marshall's Yard, Gainsborough, Lincolnshire, DN21 2NA. T. 01427 676676

TERMS AND TENURE

The property is sold as seen, no surveys have been undertaken and all demolition, remediation, asbestos or abnormal costs fall the purchaser.

The property is offered for sale freehold with full vacant possession on completion.

The land offered for sale forms part of freehold title number LL262152 and will be separated from the retained land during the conveyancing process.

COVENANTS/ OVERAGE

The property is offered for sale without an overage provision. However, should the offers received fall below the Vendor's expectations, the Vendor reserves the right to introduce an overage provision.

The sale will be subject to a standard restrictive covenant limiting residential use of the property to a single private dwelling only. No other covenants are proposed.

ACCESS TO SURROUNDING WOODLAND

The vendors are open to the purchaser accessing the surrounding woodland where this may support potential uses of the property via separate negotiation. no rights over retained Forestry England woodland are granted unless expressly agreed in writing.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The land is sold subject to and with the benefit of all existing rights, easements, quasi-easements and

wayleaves, however the Vendor has stated that, so far as they are aware, there are no rights of way over the land and no services connected to or crossing the land.

ACCESS

The property is accessed directly off the A1103.

SERVICES

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

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

Interested parties should register their interest with the agent prior to viewing.

Appropriate precautions should be taken, and viewing should only take place where safe. Parties viewing should note they are responsible for their own safety and should act accordingly and view at their own risk, taking reasonable precautions.

METHOD OF SALE

The land is offered for sale by Tender. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by the deadline given.

The Vendors do not wish to sell on a condition basis, such as subject to planning.

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 June 2026.





Old Bank Chambers, Horncastle. LN9 5HY
Tel: 01507 52222
Email: landagency@robert-bell.org

www.robert-bell.org



INFORMAL TENDER FORM



PROPERTY **LAND AT OSGODBY, MARKET RASEN – 0.6 ACRES OR THEREABOUTS**

TENDER DATE **12 Noon on Thursday 6th 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 0.6 ACRES AT OSGODBY)
 - By attaching this form to an email addressed to george@robert-bell.org (Subject 0.6 ACRES AT OSGODBY)
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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