



**FOR SALE - BY INFORMAL TENDER - West Lane, Baumber LN9 5NG**  
**Village Centre Amenity Land, with Development Potential**





**Lot 1**



**Lot 2**

# **FOR SALE BY INFORMAL TENDER**

**Tender Deadline  
12 noon Friday 5<sup>th</sup> June 2026**

**VILLAGE CENTRE AMENINTY  
PASTURE LAND, WITH HOPE FOR  
RESIDENTIAL DEVELOPMENT  
EXTENDING TO Approx. 1.36 acres  
(0.55 ha) IN TOTAL**

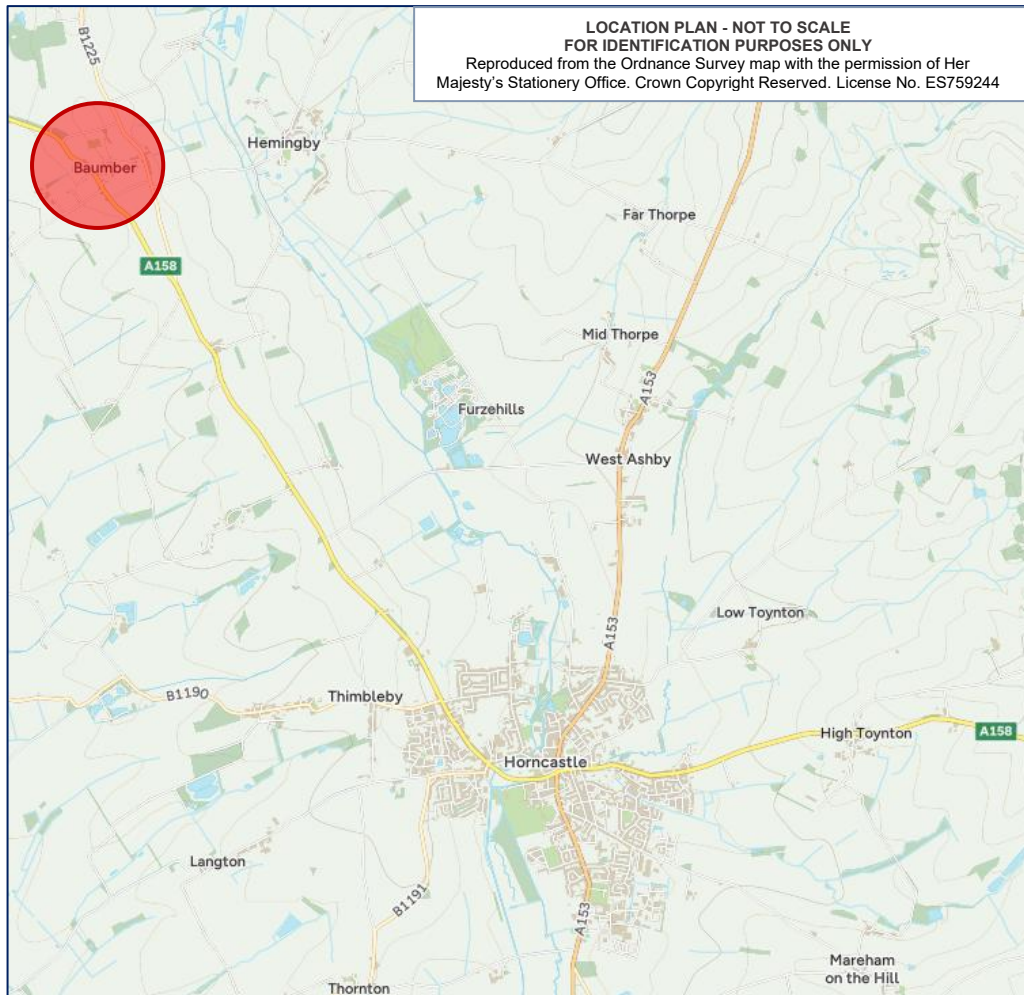
**AVAILABLE IN TWO LOTS**

- **TWO LOTS OF PASTURE LAND  
WITH EXTENSIVE INFILL ROAD  
FRONTAGE**
- **ESTABLISHED VILLAGE SETTING  
ENJOYING OPEN VIEWS TO THE  
VILLAGE CHURCH, BAIN VALLEY  
AND THE WOLDS**

## LOCATION

Baumber is a small village situated in an elevated position on the western edge of the Lincolnshire Wolds, approx. 4 miles north west of Horncastle on the A158. The land fronts West Lane, within the main body of the village to the east of the A158, between the former and Caistor High Street.

The land is offered in two lots, either side of the Village Hall and is shown for identification purposes on the attached plans.



## GENERAL DESCRIPTION

### LOT 1 Approx. 0.26 acres (0.105 ha) West of the Village Hall

An elevated site, set within established boundaries of mature hedgerow and fencing, with gated frontage to West Lane. The land forms an individual plot, infilling between the Village Hall and neighbouring dwellings to the west, enjoying an open aspect to the rear with views to the church.

A public footpath with stile and gate runs along the western edge of the plot. The site has had planning consent for a single dwelling in the past and they may be hope for such again under current planning policy.

### LOT 2 Approx. 1.1 acres (0.445 ha) East of the Village Hall

A linear grass paddock with an extensive road frontage to West Lane, with single gated existing access point.

Again, the land enjoys an elevated position within established boundaries of mature hedgerow to the roadside and fencing, with open northerly and eastern views over the Bain Valley and Lincolnshire Wolds beyond.

The paddock forms an infill between the Village Hall and neighbouring dwelling to the east.

## SERVICES

Mains electricity and water are available in the village. Prospective purchasers should satisfy themselves as to the location and suitability of connection to existing services.

## TOWN & COUNTRY PLANNING

The East Lindsey Adopted Land Plan 2018 classifies Baumber as a Small Village under Policy SP1. Policy SP4 goes on to support housing development in Small Villages, for up to 2 infill dwellings in appropriate locations. The latter defined as frontage development within the developed footprint of the village. There may well therefore be some hope for development under this policy.

Furthermore Lot 1 was granted Full Planning Permission for the erection of a bungalow and garage and construction of a vehicular / pedestrian access on the 25<sup>th</sup> April 1994 by East Lindsey District Council, under Ref. N/011/0470/94.

Further enquiries should be directed to:-  
East Lindsey District Council,  
The Hub, Mareham Road  
Horncastle. LN9 6PH

*T. 01507 601111*

## WAYLEAVES, EASEMENTS & RIGHTS OF WAY

A public footpath runs along the western edge of Lot 1 and is currently fenced with a stile at the roadside and galvanized hand gate in the rear boundary.

There is a pole mounted electricity transformer within Lot 2, for which we understand a Wayleave payment is made.

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether mentioned or not mentioned in these particulars.

## TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion, in two lots as described in these particulars.

The purchaser of Lot 2 shall be required to fence the new currently open western boundary, in accordance with the marker posts on site, with post and wire fence, within 1 month of the date of completion.

Tenders are invited unconditional on planning consent.

## VIEWING

At any reasonable time on site with a copy of these particulars.

## GUIDE PRICE

Lot 1 £80,000 – 100,000

Lot 2 £100,000 - £150,000

For further information contact:  
**Commercial Department**  
*Agent: Colin Low*

Old Bank Chambers,  
Horncastle  
LN9 5HY

Tel: 01507 522222  
Email: [colinlow@robert-bell.org](mailto:colinlow@robert-bell.org)  
Website: [www.robert-bell.org](http://www.robert-bell.org)

# TENDER PROCEDURE

- Tenders should be made out on the enclosed pro-forma and submitted in a sealed envelope marked “**LOT 1 and/or LOT 2 - WEST LANE, BAUMBER**” to the Agents offices at Old Bank Chambers, Horncastle, Lincolnshire. LN9 5HY or attached to an email addressed to Colin Low at colinlow@robert-bell.org no later than **12 noon Friday 5<sup>th</sup> June 2026**
- Tenders should be for a fixed amount and not by reference to any other tender or event. It is suggested tenders be for an odd amount to minimise the risk of identical tenders.
- All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.
- Tenderers shall be notified in writing as soon as practicably possible after the tender deadline, of the Vendors decision. The successful tenderer shall be required to exchange contracts within 28 days of their Solicitor receiving a contract.

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## TENDER FORM WEST LANE, BAUMBER

I / We .....

Of .....

Tel No. .... Email .....

Hereby make the following offer:

£..... (in numbers) (£ ..... (in words)

for the property known as **LOT 1 - WEST LANE, BAUMBER**

Hereby make the following offer:

£..... (in numbers) (£ ..... (in words)

for the property known as **LOT 2 - WEST LANE, BAUMBER**

Subject to the following conditions (if any) (ie, finance, sale of another property etc)

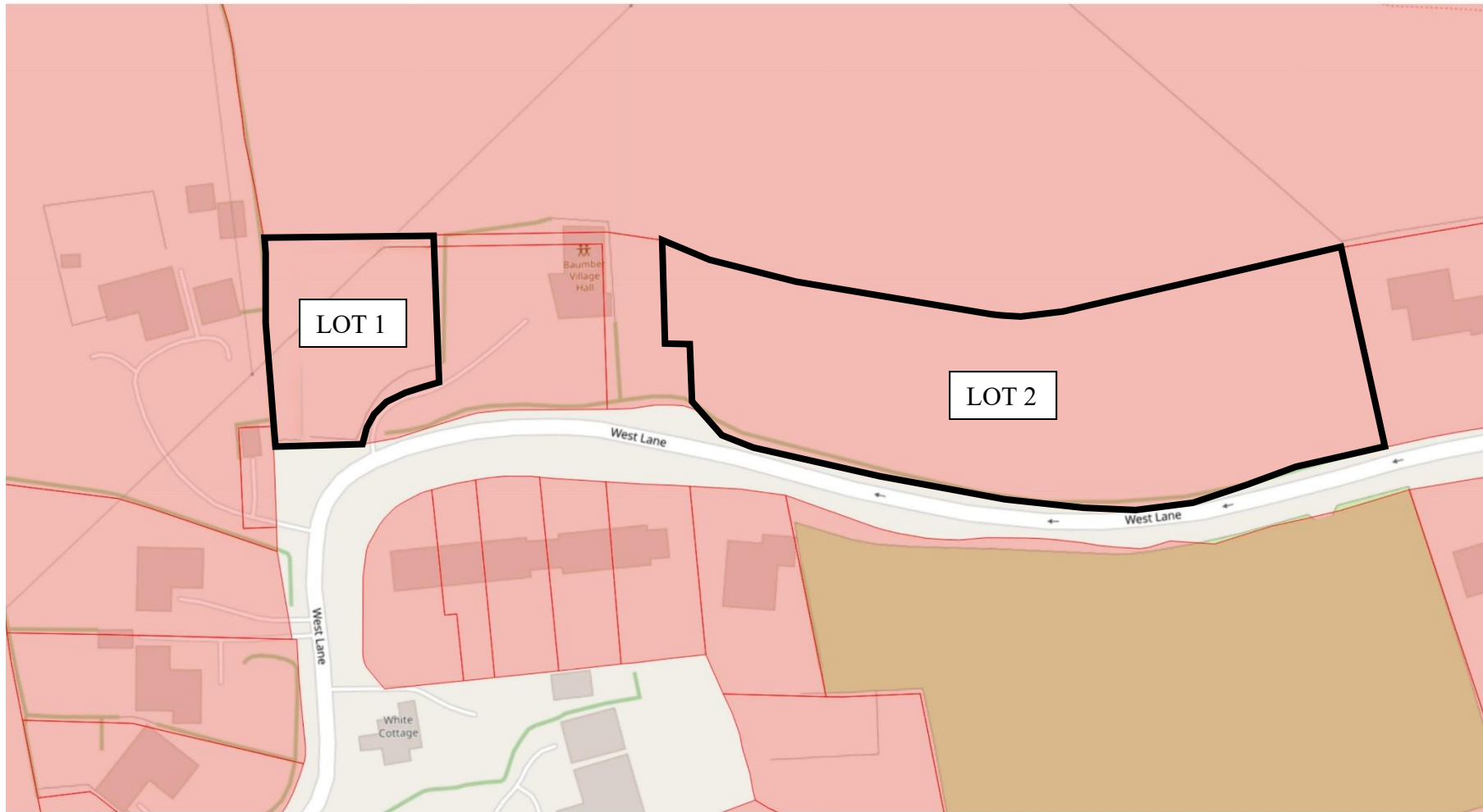
Conditions .....

as described in the Agent's accompanying particulars of sale, and I / We hereby confirm our agreement to the terms of the tender procedure.

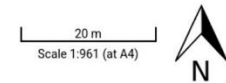
Signed ..... Dated .....

My / Our solicitors are: .....

Tel No. .... Email .....



Produced on Land App, Mar 17, 2026.  
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**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.

These particulars were prepared March 2026



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

[www.robert-bell.org](http://www.robert-bell.org)

