

For Sale by Private Treaty

1.98 Acres (0.80 Ha) of Grass Land
Dorrington Fen, Lincoln, LN4 3QB

BELL



1.98 Acres of Grass Land

Dorrington Fen, Lincoln, LN4 3QB

**A level well-proportioned field of
1.98 acres or thereabouts, with
road access, situated between the
villages of North Kyme and
Dorrington, north of Sleaford**

**Available as a whole
by Private Treaty
with vacant possession**

ASKING PRICE £45,000



LOCATION

The land is located on Dorrington Fen Road, between the villages of North Kyme and Dorrington, near Sleaford.

What3wordslocation: [///amaze.perfected.snug](https://www.what3words.com/locate////amaze.perfected.snug)

GENERAL DESCRIPTION

The land sits on Dorrington Fen Road, a country lane around 2 miles to the east of North Kyme and 2.3 miles to the east of Dorrington. It comprises a single level rectangular field and is shown outlined in red on the attached plan.

There is potential for arable, environmental schemes, grassland, equestrian and amenity uses.

The land is shown as Grade 2 on the MAFF Land Classification and on the Soil Survey for England as; Loamy and sandy soil with naturally high groundwater and a peaty surface.

ACCESS

Access is from Dorrington Fen Road by way of an open gateway.

BOUNDARIES

The field is bordered by a fence to one side, and open ditches.

CROPPING

In recent years, the land has been down to grass.

SERVICES

There are no services connected.

TITLE AND TENURE

The land is registered under the title LL216184. It is sold freehold with vacant possession on completion.

OUTGOINGS

We understand the land is subject to drainage rates.

RURAL PAYMENTS

The land is registered with the Rural Payments Agency but is not in any environmental scheme.

PLANNING

The land is in the East Lindsey District. The land lies within open countryside and is currently agricultural.

FOOTPATHS

There are no public footpaths crossing the land.

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 & 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

Please contact the Agent before 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 private treaty.

Before any offer can be formally accepted (subject to contract) and solicitors instructed, potential purchasers will be required to provide proof of identity and address to the Agent's 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 August 2026.

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