

Expressions of Interest

Closing Date: 12 noon, Monday 16th November 2026



Burgh & District Cricket Club Grounds
Station Road, **BURGH LE MARSH**

Willsons
— SINCE 1842 —

Burgh & District Cricket Club Grounds

Station Road, Burgh le Marsh
Skegness, Lincolnshire, PE24 5EW

"AGENT'S COMMENTS"

The former Cricket Club site extending to 3.38 acres approx. which is in a prime location in the town of Burgh le Marsh with significant road frontage which, in our opinion has potential for residential development.

The land was used by Burgh & District Cricket Club since 1952 but unfortunately, due to a lack of player members, the club has been disbanded, and the site is no longer required.

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Suggested Guide on Price for the Whole:

Offers in Excess of £200,000

AGENTS DETAILS

James Boulton

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Willsons
SINCE 1842

50 m
Scale 1:1250 (at A4)



Willsons
SINCE 1842

DESCRIPTION

The property is a key site within the town of Burgh le Marsh having formerly been used for the playing of cricket. The grounds are a grass pitch bounded by hedges and includes some well-established trees particularly against the road and to the rear of the Pavilion. This building will remain in situ and is included in the sale but any equipment including rollers, score boards etc. are reserved to enable the club to sell these items should they wish to do so.

Having been used for the playing of cricket since 1952, the site was purchased in 1978 from Texaco Ltd. The contract stipulated that *"the area cannot be used for the distribution or sale of petroleum products"*.

The property was previously entered onto the Community Asset Register (under the Localism Act 2011) but after an initial five-year period it is no longer on the register.

GENERAL INFORMATION

Parts of the land, particularly the road frontage area have potential for development being situated on Station Road with residential properties to either side and on the opposite side of the highway.

Pre-application advice has not been sought but informal advice has been obtained from Mr R Newton of Lincs Design Consultancy at Louth and is detailed below. However, potential purchasers are advised to make their own enquiries to the local planning department at East Lindsey District Council.

The land lies outside of a Flood Zone 2 or 3 as designated by the Environment Agency.

PLANNING - LINCS DESIGN CONSULTANCY

"The site is a former cricket pitch of circa 3.2 acres located in the village of Burgh le Marsh with a long frontage onto Station Road. Burgh le Marsh is classed a Large Village in the Local Plan where new residential development will be supported subject to certain locational and character criteria being met. The site has a former use as a cricket ground and as such is allocated in the local plan as a sports and recreation facility. The local authority will require evidence that the site is redundant of a sports use. It should be noted that the local authority currently has a large undersupply of land for housing. Given that the site is located within a Large Village and has a frontage onto the road a strong argument for residential development on the site can be made if it can be established that the site is redundant for sports use. It is advised that the council are approached through the pre-application route to discuss the development potential of the site."

AREA(S) LOTTING

The land is being offered for sale as a whole or it can be divided to suit more than one purchaser. Within these particulars is a plan showing a suggestion of how the land could be divided into a maximum of three areas to accommodate different interests. If divided, the frontage area will be subject to an access strip to give vehicular and pedestrian access to the area(s) behind. The exact details of the access will be discussed and agreed between the parties once Expressions of Interest have been received.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and Land App (with reference to Land Registry information) and although believed to be correct are for guidance and identification purposes only.

OS No. 0150	0.46 Acres
OS No. 0847	<u>2.92</u> Acres
Total:	3.38 Acres approx. (1.37 hectares)

LAND REGISTRY

Title Number LL395783.

TENURE & POSSESSION

The Freehold interest in the land is being offered for sale with full vacant possession upon completion.

SERVICES

Mains electricity and water are connected to the site (incl. into the Pavilion). Mains gas and drainage is believed to be available in the adjoining public highway. However, prospective purchasers are responsible for making their own enquiries in respect of availability and layout of services to the site.

DONATIONS

The net sale proceeds from the sale of this property will be distributed by the Trustees of Burgh & District Cricket Club to local charities in the form of grants, with sport and health activities given an emphasis. In this process, the Club will seek advice and guidance from relevant bodies, e.g. Burgh Town Council, intending the best use of resources.

OVERAGE

If appropriate, the vendors reserve the right to include an overage provision whereby for a period of 25 years, 25% of any uplift in value attributable to the grant of planning permission for use and development other than agricultural and equestrian will be payable to the vendors, such payment to be triggered by the earlier of the implementation of the relevant planning permission or sale of the relevant land with the benefit of the relevant planning permission.

VIEWING

These particulars constitute a permit to view the land at any reasonable time during daylight hours and we ask that any potential purchaser takes specific care of any potential hazards whilst upon the land and you enter entirely at your own risk and neither the vendor nor the selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

DIRECTIONS

To find the land leaving Burgh le Marsh from the marketplace head right towards Lincoln on West End/Station Road. The land can be found on the left-hand side shortly after the turning into Doubledays Lane.



What3Words: light.spud.dynamics

LOCAL AUTHORITIES

Lincolnshire County Council, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

East Lindsey District Council, The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

Environment Agency, Ceres House, Searby Road, Lincoln, LN2 4DW
Tel: 0370 850 6506

METHOD OF SALE

The property is offered for sale with Expressions of Interest invited and best and final offers (subject to contract only) should be made in writing upon the attached form in a sealed envelope marked **"Burgh Cricket Club"** in the top left hand corner to the Agents: Willsons, 16 Alghitha Road, Skegness, Lincolnshire, PE25 2AG or by email to j.boulton@willsons-property.co.uk or l.clarke@willsons-property.co.uk, subject "Burgh Cricket Club" To arrive no later than **12 noon, Monday 16th November 2026**

- It is the responsibility of potential purchasers to ensure that post and email submissions have been received by the agent.
- All offers should be stated in £ sterling and it is recommended that offers are made for an odd figure to avoid the possibility of duplicate bids.
- Escalating offers or offers made by reference to other offers will not be accepted.
- The vendor does not undertake to accept the highest or indeed any offer.
- The purchaser will be required to provide proof of funds and ID if their offer is accepted.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

PARTICULARS OF SALE

These particulars including the photographs, plans, areas and schedules (which have been prepared with reference to Ordnance Survey Plans and Rural Land Register Maps) have been prepared in good faith and are only a general guide and do not form any part of an offer or contract and must be not relied upon as a statement or representation of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

Viewing Care should be taken when viewing; you enter at your own risk. **Photographs** Photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.



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Burgh & District Cricket Club Grounds, Station Road, Burgh le Marsh

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I/We: (Buyer name(s) in full)			
Address: (in full)			
Telephone number(s):		Email address:	
Hereby offer(s) to purchase, subject to contract, the Area(s) as identified below and confirm agreement to the terms as detailed in the Particulars of Sale.			
Burgh & District Cricket Club Grounds Station Road Burgh le Marsh		Area of Interest: In the sum of: £ Words:	
Summary of financial position:.....			
PROOF OF FUNDS & PROOF OF ID WILL BE REQUIRED IF THIS TENDER IS ACCEPTED			
Solicitor name & address:			
Telephone number(s):		Email address:	
Envelopes to be marked 'Burgh Cricket Club' in top left hand corner to: Willsons, 16 Algitha Road, Skegness, Lincolnshire, PE25 2AG or by email: j.boulton@willsons-property.co.uk or l.clarke@willsons-property.co.uk - subject: 'Burgh Cricket Club'			

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the entire width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.