



5.00 Acres (2.02 ha) (*or thereabouts*) of Pastureland  
Situated off Main Road (A157), Strubby, Alford, Lincolnshire

**Willsons**  
SINCE 1842



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of Pastureland  
situated off Main Road (A157)  
Strubby, Alford, Lincolnshire

### "AGENT'S COMMENTS"

Willsons are pleased to bring to the market 5.00 acres of permanent pasture grazing land situated in the parish of Strubby with main road access.

The land is being offered for sale by Private Treaty with full vacant possession upon completion.

**Guide Price: £47,500**

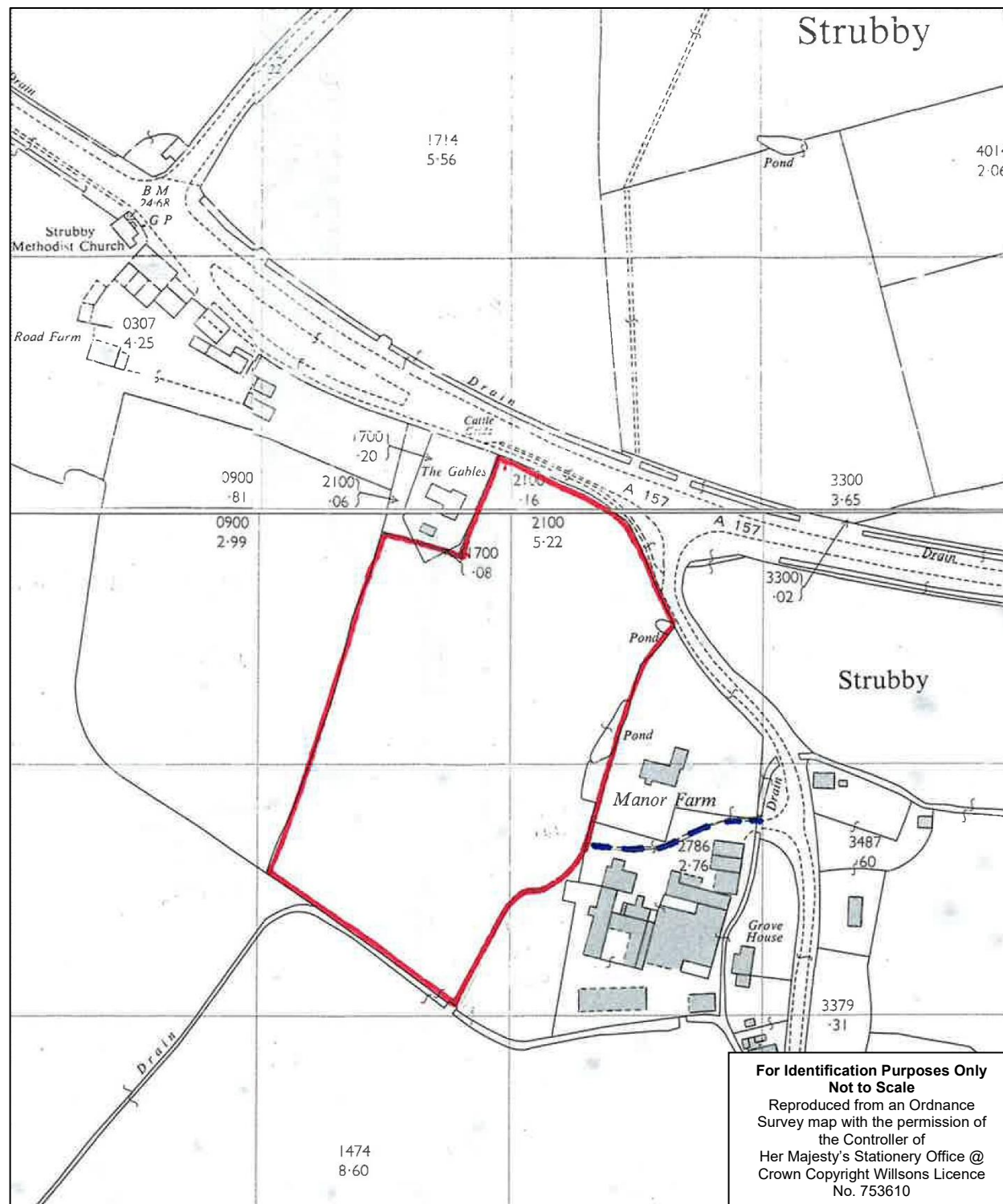
### AGENTS DETAILS

**Willsons**  
124 West Street  
Alford  
Lincolnshire, LN13 9DR

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### DESCRIPTION, LOCATION & ACCESS

The land can be described as TF4581 - OS Number: 2100pt. - 5.00 acres (2.02 ha).

The land is situated with road frontage onto the main A157 at Strubby mid-way between Maltby le Marsh and Withern. Access to the land is via a metal gate just off the main highway on the north-eastern boundary, there is a further access into the land via a right of way as shown as a blue dotted line on the plan.

### HM LAND REGISTRY

The land is registered with HM Land Registry as title number LL282547.



**What3words: magnets.commenced.spring**

### TENURE & POSSESSION

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

### GRADE

The land is scheduled as Grade 3 by the Agricultural Land Classification of England and Wales.

### RURAL PAYMENTS AGENCY/SUBSIDIES

The land is not included in any subsidy schemes.

### BOUNDARIES

The land is well sheltered with hedges to the north, east and south. The purchaser is deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

### SERVICES

There are no mains services connected to the land. There is an un-connected mains water supply close to the field entrance. The vendor has secured an electricity connection into the grid from National Grid dated 30<sup>th</sup> May 2025, please contact the selling agent for details.

### UNDERDRAINAGE

We are not aware of any underdrainage connected to the land.

### OUTGOINGS & NITRATE VULNERABLE ZONE

Annual drainage rates are payable to Lindsey Marsh Internal Drainage Board.

The land lies within a Surface Water Nitrate Vulnerable Zone.

### SPORTING, TIMBER & MINERAL RIGHTS

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

### EASEMENTS, WAYLEAVES & RIGHTS OF WAY

There are overhead electricity cables, poles and stays crossing the land for which a wayleave payment is made. We are not aware of any other easements, wayleaves or rights of way which affect the land, however all of the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements and all wayleaves whether referred to or not in these particulars.

### PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and although believed to be correct are for guidance and identification purposes only.

### HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. We ask that prior to viewing you contact the Alford office to register your interest and inform the agents that you shall be upon that land at a certain time and date. Neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

### VAT

It is understood that the sale will not attract VAT, however, in the event that any of the property is sold subject to VAT, this will be payable in addition to the purchase price.

### 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.

### LOCAL AUTHORITIES

#### **Lincolnshire County Council**

Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

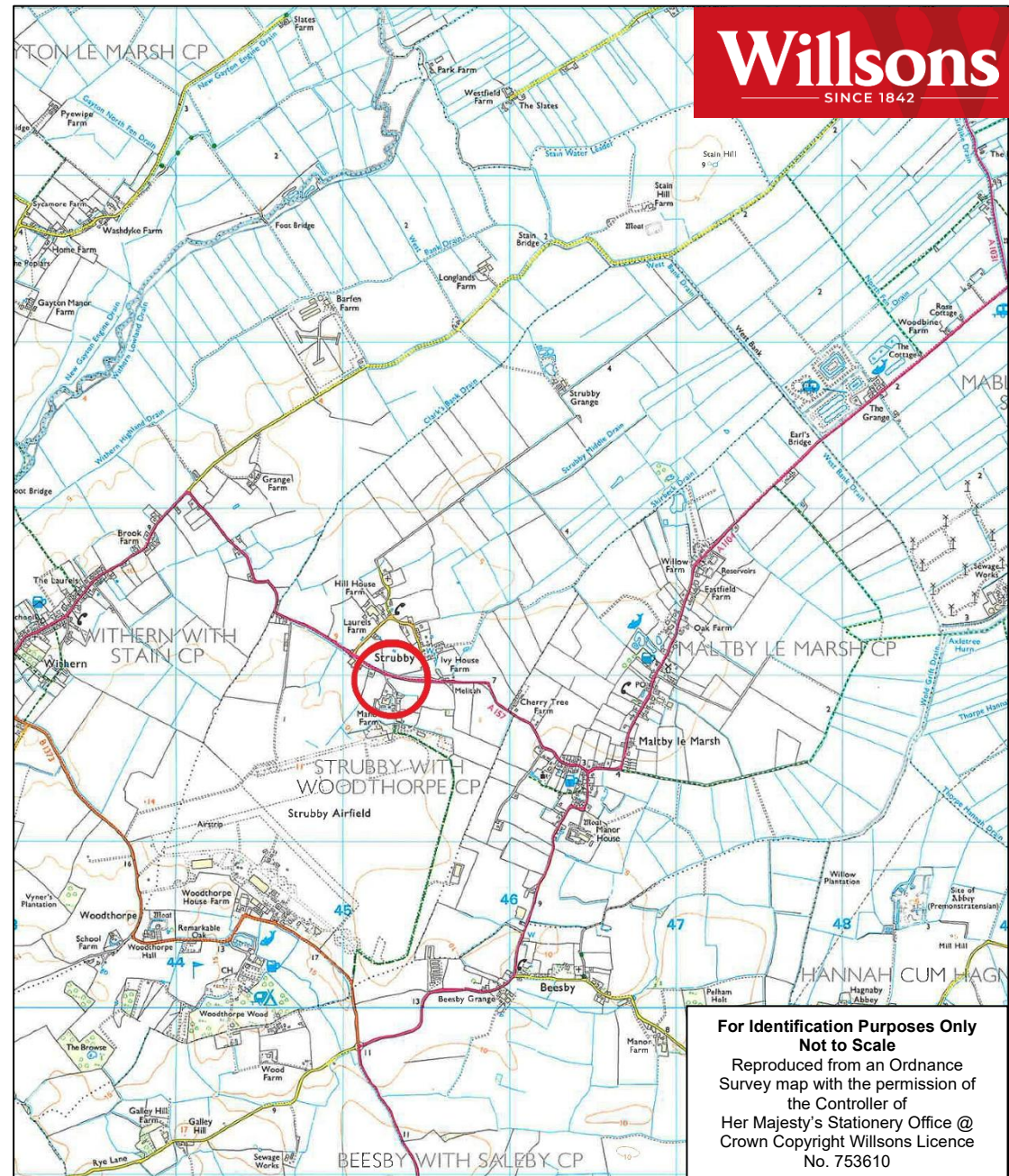
#### **East Lindsey District Council**

The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH - Tel: 01507 601111

#### **Environment Agency**

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





**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.