

For Sale by Informal Tender

Closing Date: 12 noon, Monday 8th June 2026



12.55 Acres of Permanent Pastureland (*or thereabouts*)
Situated at **Gayton le Marsh**, Lincolnshire

Willsons
SINCE 1842

12.55 Acres (or thereabouts)
of Permanent Pastureland (5.08 ha)
Situated off Main Street, Gayton le Marsh
Louth, Lincolnshire, LN13 0NS

"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale 12.55 acres of permanent pastureland in the parish of Gayton le Marsh.

The land is being offered for sale by Informal Tender with full vacant possession upon completion.

Guide Price: £85,000

For Sale by Informal Tender

Closing Date: 12 Noon, Monday 8th June 2026

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

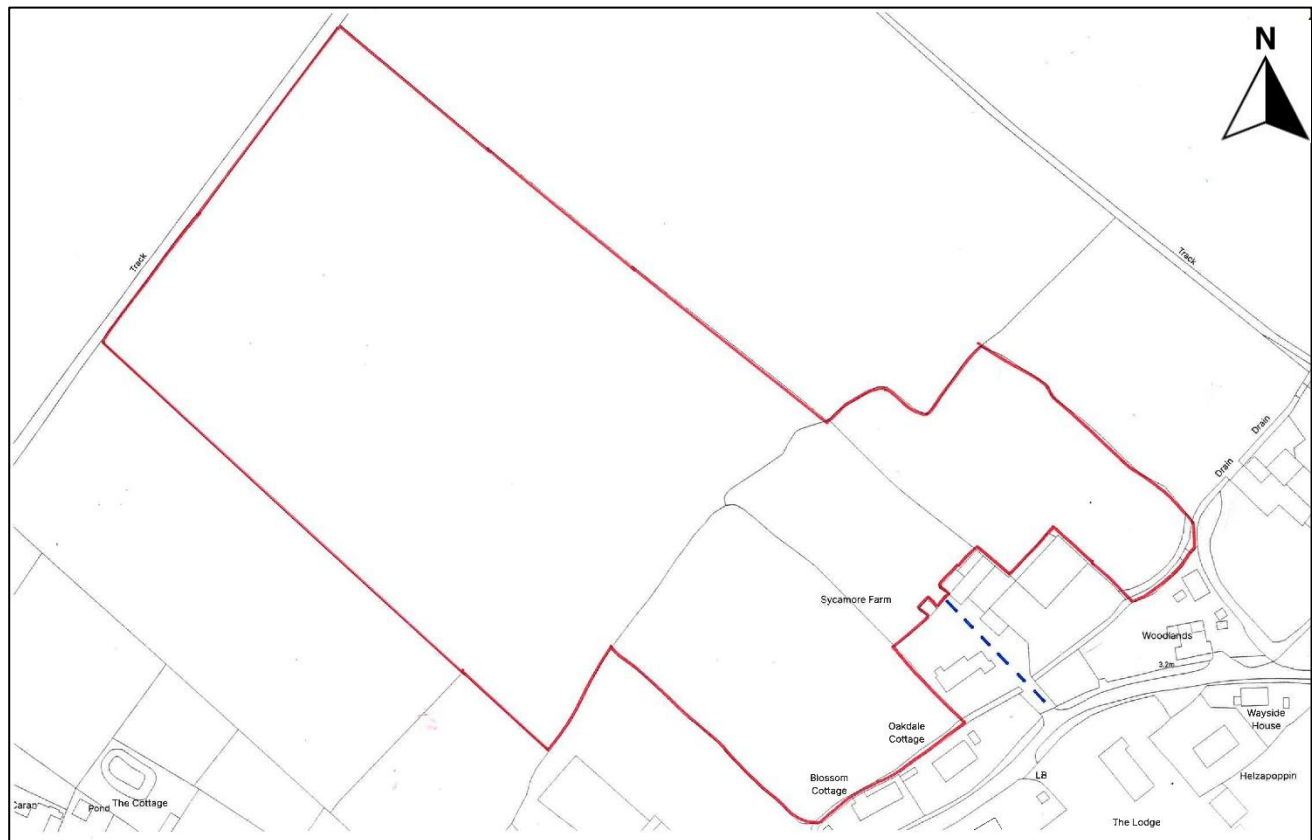
Wayne Mountain

M: 07796 961158

E: w.mountain@willsons-property.co.uk



Willsons
SINCE 1842



For Identification Purposes Only Not to Scale

Reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office @ Crown Copyright Willsons
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LOCATION AND ACCESS

The land is situated to the north side of Main Street, Gayton le Marsh with a right of way as shown as a blue dotted line on the attached plan.

 **What3words Location: rust.acrobat.reserving**

TENURE & POSSESSION

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

HM LAND REGISTRY

The land is registered with Land Registry under title number LL425797.

GRADE & TOPOGRAPHY

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

RURAL PAYMENTS AGENCY

All of the land is registered with the Rural Payments Agency.

ENVIRONMENTAL SCHEMES

The land is not included in any environmental schemes.

BOUNDARIES

The land is clearly demarcated by boundary features, being predominantly hedges and ditches. 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 services connected to the land.

DRAINAGE RATES

Drainage rates will be payable to Lindsey Marsh Internal Drainage Board.

UNDERDRAINAGE

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

NITROGEN VULNERABLE ZONE

The land lies within a Surface Water Nitrogen Vulnerable Zone - SWSGZ1002.

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 electricity poles standing upon the land. There is a gas pipeline crossing the land. We are not aware of any other rights which affect the land. 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 the Rural Land Register maps 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 our Alford office on 01507 621111 to register your interest and inform the agents that you shall be upon the land at a certain time and date. We request that no children or dogs accompany you on the viewing. Neither the vendor nor selling agent accept any responsibility for any loss, harm or injury which may occur whilst upon the land and you enter entirely at your own risk.

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.

SCHEDULE OF AREAS

RPA Sheet ID	RPA Parcel ID	RPA Area (ha)	RPA Area (ac)	Description
TF4384	3086	3.34	8.25	Permanent Pasture
TF4384	4480	0.35	0.86	Permanent Pasture
TF4384	5082	0.61	1.51	Permanent Pasture
TF4384	4275	0.78	1.93	Permanent Pasture
		5.08 ha	12.55 ac	

METHOD OF SALE

The property is offered for sale by Informal Tender and best and final offers (subject to contract only) should be made in writing upon the attached form in a sealed envelope marked “**Gayton le Marsh Tender**” in the top left hand corner to the Agents: **Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR** or by email to w.mountain@willsons-property.co.uk, subject “**Gayton le Marsh Tender**” to arrive no later than **12 Noon, Monday 8th June 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 particular offer.
- The purchaser will be required to provide proof of funds.
- The purchaser will be expected to exchange contracts and complete the purchase without any undue delay.

LOCAL AUTHORITIES

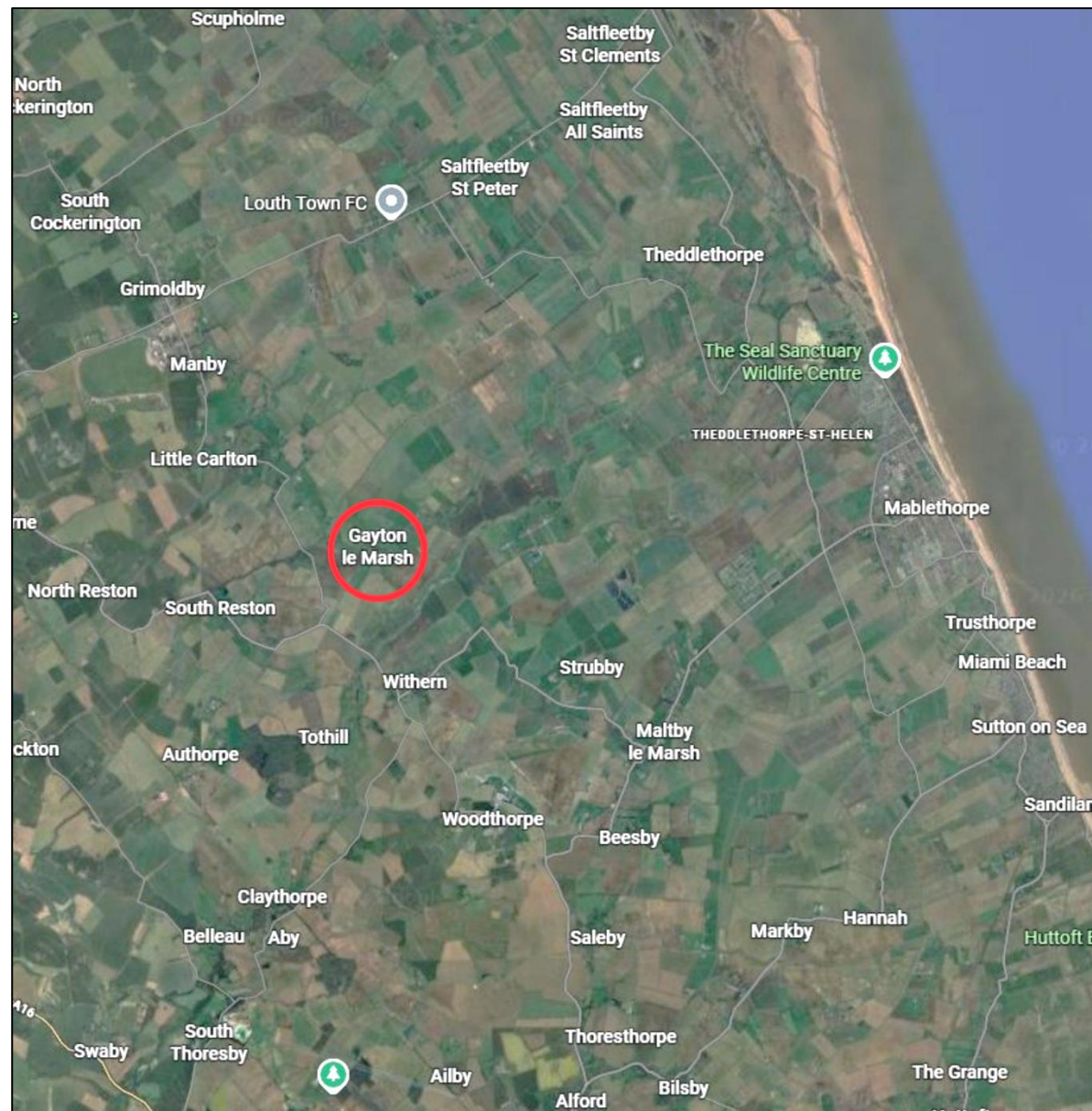
Lincolnshire County Council, Newlands, Lincoln, LN1 1YW - Tel: 01522 552222

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

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.



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.



TENDER FORM

12.55 Acres (5.08 ha) of Pastureland off Main Street, Gayton le Marsh

Closing Date for Tenders: 12 noon, Monday 8th June 2026

I/We: (Buyer name(s) in full)			
Address: (in full)			
Telephone number(s):		Email address:	
Hereby offer(s) to purchase, subject to contract, the Lot(s) as identified below and confirm agreement to the terms of the tender procedure as detailed in the Particulars of Sale.			
12.55 Acres (5.08 ha) of Pastureland off Main Street, Gayton le Marsh		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:	
Submit Tender: Envelopes to be marked ' Gayton le Marsh Tender ' in top left hand corner to: Willsons, 124 West Street, Alford, Lincolnshire, LN13 9DR or by email: w.mountain@willsons-property.co.uk - subject: ' Gayton le Marsh Tender '			