

For Sale by Informal Tender

Closing Date: 12 noon, Wednesday 5th August 2026



182.01 Acres (73.66 ha) of Arable Land

Little Steeping & Halton Fenside, Lincolnshire

Willsons
SINCE 1842

182.01 Acres (73.66 ha) of Arable Land
Little Steeping & Halton Fenside
Lincolnshire

"AGENT'S COMMENTS"

Willsons are pleased to offer for sale 182.01 acres of arable land including a small area of permanent pasture and yard.

The land is being offered for sale in 6 Lots situated in Little Steeping and Halton Fenside as shown on the attached location plan.

All lots are freehold and are being sold with full vacant possession upon completion.

For Sale by Informal Tender

Closing Date: 12 Noon, Wednesday 5th August 2026

FURTHER DETAILS FROM THE AGENTS

Willsons
124 West Street
Alford
Lincolnshire
LN13 9DR

Contact: Wayne Mountain

T: 01507 621111

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



Willsons
— SINCE 1842 —

LOT 1

11.84 ACRES (4.79 ha) OF ARABLE LAND – LITTLE STEEPING

(Edged pink on the plan)

DESCRIPTION

The land is situated on Main Road, Little Steeping close to the church with main road access.

LOT 2

40.55 ACRES (16.41 ha) OF ARABLE LAND – HALTON FENSIDE

(Edged orange on the plan)

DESCRIPTION

The land is situated off Fenside Road, Fen Bridge, Halton Fenside with main road access directly off Fenside Road. Included within the 16.53 ha is 0.31 ha of permanent pasture. A public footpath crosses the land close to the eastern boundary.

LOT 3

38.00 ACRES (15.38 ha) OF ARABLE LAND – LITTLE STEEPING

(Edged green on the plan)

DESCRIPTION

The land is situated off Main Road, Little Steeping to the rear of the former Eves public house with a right of way over a farm track to the south of the former Eves public house. Included within the 15.38 ha is a area of grass track included within parcel number 9304. A public footpath crosses parcel number 0127. There is an underground pipeline along part of the eastern boundary of parcel number 7810.

LOT 4

2.37 ACRES (0.96 ha) OF ARABLE LAND – LITTLE STEEPING

(Edged brown on the plan)

DESCRIPTION

The land is situated to the eastern side of Station Road, Little Steeping Fen with access via a farm track to the north side of the land.

LOT 5

18.75 ACRES (7.59 ha) OF ARABLE LAND & YARD – LITTLE STEEPING

(Edged blue on the plan)

DESCRIPTION

The land is situated to the eastern side of Station Road/Thorpe Road, Little Steeping Fen with two main road accesses. Access to parcel number 0668 is via a right of way over a farm track to the north-west side of the railway line. Included within the 7.59 ha is a farmyard (0.13 ha) comprising twin span steel portal framed open fronted general purpose building with dirt floor (27.6m x 18.6m) with lean-to of 27.6m x 7.5m – electricity not connected. Attached range of dilapidated brick and timber single storey buildings and block walled crew yard. A public footpath crosses this lot.

The EGL 3 & 4 underground electricity scheme runs immediately to the north of this lot but does not directly affect it. Please contact the selling agent for more information.

LOT 6

70.50 ACRES (28.53 ha) OF ARABLE LAND – LITTLE STEEPING

(Edged blue on the plan)

DESCRIPTION

The land is situated to the north-eastern side of Thorpe Road, Little Steeping Fen with two main road accesses.

The Grimsby to Walpole overhead cable route affects this lot. Please contact the selling agent for more information.

HM LAND REGISTRY

All of the land is registered with HM Land Registry under title numbers:

Lot 1 – LL316162

Lot 2 – LL306064

Lot 3 – LL316162 & LL316163

Lot 4 – LL237418

Lot 5 – LL311033

Lot 6 – LL311033 & LL308900

TENURE & POSSESSION

The land is freehold and is being offered for sale with full vacant possession upon completion.

HOLDOVER

The vendors do not require the Right to Holdover on any lot.

EARLY ENTRY

Early entry may be available by negotiation.

TENANT RIGHT & DILAPIDATIONS

There will be no claim for tenant right nor any counter claim for dilapidations (if any).

RURAL PAYMENTS AGENCY

The land is registered with the Rural Payments Agency.

STEWARDSHIP SCHEMES

None of the land is entered into a Natural England Stewardship Scheme.

NITRATE VULNERABLE ZONE

All the land is situated within a Nitrate Vulnerable Zone as designated by The Environment Agency.

DRAINAGE RATES

Drainage rates are payable annually on all lots to Witham Fourth District Internal Drainage Board.

UNDERDRAINAGE

Copies of historic underdrainage plans are held on file at our Alford office for all of Lot 1 & Lot 5, and for part of Lots 2, 4 & 6.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

With the exception of detail contained within these Particulars of Sale, we are not aware that any of the land is subject to or has the benefit of any other wayleaves, easements or rights of way. However, it 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 other rights, easements, quasi-easements and all wayleaves whether referred to or not in these Particulars.

SERVICES

There are no mains services connected to any of the lots with the exception of the farmyard in Lot 6 which has mains electricity and water supplies.

BOUNDARIES

All the boundaries are well defined with the majority being watercourses or hedges. Some Lots are bound by Witham Fourth District Internal Drainage Board dykes. The purchaser shall be deemed to have full knowledge of all boundaries and neither the vendors nor the Agents will be responsible for defining the boundaries or their ownership. The vendors have no information other than that recorded in the Land Registry title documents, copies of which can be obtained from the Agent upon request.

GRADE, SOIL TYPE & TOPOGRAPHY

The land has been graded by the Agricultural Land Classification of England & Wales as: Lots 1, 2, 3 & 4 - Grade 3. Lots 5 & 6 – Grade 2. All of the land is level lying.

SPORTING, TIMBER & MINERAL RIGHTS

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

VAT

The vendors have not opted to tax (therefore the sale of the land shall not attract VAT).

PLANS, AREAS & SCHEDULES

Plans, areas and schedules have been prepared as accurately as possible and are based on Ordnance Survey Plans and the Rural Land Register areas and although believed to be correct are for guidance and identification purposes only and their accuracy cannot be guaranteed. Interested parties must satisfy themselves as to the extent of the land via their own survey and inspection.

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 that land at a certain time and date. We would request that no children or dogs accompany you on the viewing and neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

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) and provide all information necessary to comply with Anti Money Laundering Regulations prior to solicitors being instructed.

METHOD OF SALE

The land 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 “**Little Steeping & Halton Fenside 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 “**Little Steeping & Halton Fenside Tender**” to arrive no later than **12 Noon, Wednesday 5th August 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, LN9 6PH. Tel: 01507 601111.

Witham Fourth District Internal Drainage Board, 47 Norfolk Street, Boston, PE21 6PP. Tel: 01205 310099.

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.



SCHEDULE

Lot 1 – 11.84 Acres (4.79 ha) of Arable Land – Little Steeping

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4363	1952	4.79	4.79	W. Wheat	S. Oats	W. Wheat	W. Wheat

Lot 2 – 40.55 Acres (16.41 ha) of Arable Land – Halton Fenside

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4162	6181	1.80	1.80	W. Wheat	Oats	W. Wheat	W. Wheat
TF4163	8505	10.42	10.42	W. Wheat	Oats	W. Wheat	W. Wheat
TF4263	0902	0.31	0.31	P. Pasture	Oats	W. Wheat	W. Wheat
TF4262	1394	3.21	3.18	W. Wheat	Oats	W. Wheat	W. Wheat
TF4262	2492	0.67	0.67	W. Wheat	Oats	W. Wheat	W. Wheat
		16.41	16.38				

Lot 3 – 38.00 Acres (15.38 ha) of Arable land – Little Steeping

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4363	0127	2.40	2.40	W. Wheat	S. Barley	W. Wheat	W. Wheat
TF4263	7810	8.33	8.33	W. Wheat	S. Barley	W. Wheat	W. Wheat
TF4363	0217	3.04	2.97	W. Wheat	S. Barley	W. Wheat	W. Wheat
TF4263	9304	1.61	1.55	P. P/W. Wheat	S. Barley	W. Wheat	W. Wheat
		15.38	15.25				

Lot 4 – 2.37 Acres (0.96 ha) of Arable Land – Little Steeping

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4361	4318	0.96	0.93	W. Wheat	S. Barley	W. Wheat	W. Wheat

Lot 5 – 18.75 Acres (7.59 ha) of Arable Land & Yard – Little Steeping

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4361	7946	3.85	3.85	W. Wheat	S. Barley	W. Wheat	W. Wheat
TF4361	7430	2.89	2.88	W. Wheat	S. Barley	W. Wheat	W. Wheat
TF4361	Yard	0.13	0.13	Yard	S. Barley	W. Wheat	W. Wheat
TF4461	0668	0.72	0.72	W. Wheat	S. Barley	W. Wheat	W. Wheat
		7.59	7.58				

Lot 6 – 70.50 Acres (28.53 ha) of Arable Land – Little Steeping

RPA Sheet ID	RPA Parcel ID	RPA Area (ha) Gross	RPA Area (ha) Net	2024	2025	2026	2027
TF4461	1251	9.36	9.36	W. Wheat	W. Wheat	W. Wheat	S. Barley
TF4461	0211	19.17	19.17	W. Wheat	W. Wheat	W. Wheat	S. Barley
		28.53	28.53				

TENDER FORM

182.01 Acres (73.66 ha) of Arable Land, Little Steeping & Halton Fenside

Closing Date for Tenders: 12 noon, Wednesday 5th August 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.	
Lot 1 – 11.84 Acres (4.79ha) Little Steeping	In the sum of: £ Words:
Lot 2 – 40.55 Acres (16.41ha) Halton Fenside	In the sum of: £ Words:
Lot 3 – 38.00 Acres (15.38ha) Little Steeping	In the sum of: £ Words:
Lot 4 – 2.37 Acres (0.96ha) Little Steeping	In the sum of: £ Words:
Lot 5 – 18.75 Acres (7.59ha) Little Steeping	In the sum of: £ Words:
Lot 6 – 70.50 Acres (28.53ha) Little Steeping	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 'Little Steeping & Halton Fenside 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: 'Little Steeping & Halton Fenside Tender'	