

For Sale by Informal Tender

Closing Date: 12 noon, Wednesday 2nd September 2026



157.44 Acres of Arable Land, Pastureland & 'Manby Wetlands'

Manby, Louth, Lincolnshire

Willsons
— SINCE 1842 —

157.44 Acres (63.72 ha) of Arable Land
Pastureland & 'Manby Wetlands'
Manby, Louth, Lincolnshire

"AGENT'S COMMENTS"

Willsons are pleased to offer for sale 157.44 acres of arable land, pastureland and 'Manby Wetlands' situated in the parish of Manby near Louth.

The land is being offered for sale in 5 Lots as shown on the attached location plan.

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

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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



Lot 2



LOT 1

50.22 ACRES (20.33 ha) of ARABLE LAND

(Edged red on the location plan)

DESCRIPTION

The land is situated to the north side of Church Lane, Manby in two parcels with main road access. The land has 6m margins and a permissive footpath which are included in an Entry Level Stewardship Scheme which expires on 31st December 2028. The land has been underdrained.

LOT 3

19.24 ACRES (7.78 ha) of PERMANENT PASTURE

(Edged green on the location plan)

DESCRIPTION

The land is situated off Church Lane opposite the sewerage works with main road access. There is a mains water supply is connected to this lot. There is a public footpath and a mains sewerage pipe crossing the land.

LOT 5

20.36 ACRES (8.24 ha) of ARABLE LAND & WILDLIFE POND

(Edged orange on the location plan)

DESCRIPTION

The land is situated from Church Lane opposite Lot 3 with main road access. The land has 6m margins and a permissive footpath which are included in an Entry Level Stewardship Scheme which expires on 31st December 2028. The land has been underdrained. There are electricity cables and poles crossing this land. Included within the area of 20.36 acres is 2.50 acres running along the western boundary which is wild bird seed and a further area of 2.50 acres approx. which is a wildlife pond and area known as 'Lucy Mae's pond'.

LOT 2

39.49 ACRES (15.98 ha) of ARABLE LAND

(Edged blue on the location plan)

DESCRIPTION

The land is situated to the south side of Church Lane opposite Lot 1 with main road access. The land has 6m margins and a permissive footpath which are included in an Entry Level Stewardship Scheme which expires on 31st December 2028. The land has been underdrained. There is a right of way over the farm track between parcel numbers 8002 and 6485. A mains water pipe crosses this land.

LOT 4

28.13 ACRES (11.38 ha) MANBY WETLANDS (Edged pink on the location plan)

Manby Wetlands is situated off Church Lane adjoining the Long Eau, being adjacent to Lots 3 and 5. Manby Wetlands was established by the vendor in 1994 to provide storage for floodwater from the Long Eau as well as establishing habitat for wildlife.

The wetlands has flourished and is now home to a wide range of plants and animals especially wading birds, geese and ducks. The wetlands forms part of two permissive walks known as: Walk one – Rachel's Way (2.3 miles) being a permissive footpath by kind permission of the landowner and Walk two - Manby Farmland Walk (6.7 miles). There are electricity cables and pole crossing this land.



HM LAND REGISTRY

All of the land is registered with HM Land Registry under title number LL94907.

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

The land is included within an Entry Level plus Higher Level Stewardship Scheme reference AG00454186/2023. The agreement can be transferred to the successful purchaser(s) if required.

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 Lindsey Marsh Drainage Board for all Lots.

UNDERDRAINAGE

Sketches of underdrainage plans are held on file at our Alford office for Lots 1, 2 & 5 and part of Lot 3.

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.

BOUNDARIES

All the boundaries are well defined with the majority being watercourses or hedges. Some Lots are bound by Lindsey Marsh 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

All of the land has been graded by the Agricultural Land Classification of England & Wales as Grade 3. 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.

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 & PURCHASER COMPLIANCE

We are legally required to undertake anti-money laundering (AML) compliance checks on all purchasers. It is our responsibility to ensure these checks are carried out and continually reviewed, however, in the first instance we use Lifetime Legal to undertake such checks and obtain the necessary documentation and once you have had an offer accepted on a property, Lifetime Legal will contact you directly. The cost of these checks is £60 incl. VAT per transaction (not per individual person) and is non-refundable. The fee will need to be paid by you directly to Lifetime Legal, in advance of the memorandum of sale being issued. Willsons will receive some of the fee taken by Lifetime Legal.

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 “**Manby 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 “**Manby Tender**” to arrive no later than **12 Noon, Wednesday 2nd September 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.

Lindsey Marsh Drainage Board
Manby Park, Wellington House, Manby, Louth LN11 8UU.
Tel: 01507 328095.

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.

Lot 3



Lot 5





SCHEDULE

Lot 1 – 50.22 Acres (20.33 ha) of Arable Land						
RPA Sheet ID	RPA Parcel ID	RPA Area Acres	RPA Area Hectares	2026	2025	2024
TF4087	2011	29.77	12.05	Spring Barley	Spring Barley	Winter Wheat
TF4087	4217	20.45	8.28	Spring Barley	Spring Barley	Winter Wheat
		50.22	20.33			

Lot 2 – 39.49 Acres (15.98 ha) of Arable Land						
RPA Sheet ID	RPA Parcel ID	RPA Area Acres	RPA Area Hectares	2026	2025	2024
TF4086	6485	23.35	9.45	Spring Barley	Spring Barley	Winter Wheat
TF4086	8002	16.14	6.53	Spring Barley	Spring Barley	Winter Wheat
		39.49	15.98			

Lot 3 – 19.24 Acres (7.78 ha) of Permanent Pasture						
RPA Sheet ID	RPA Parcel ID	RPA Area Acres	RPA Area Hectares			
TF4086	3445	10.85	4.39	Permanent Pasture		
TF4086	4422	8.39	3.40	Permanent Pasture		
		19.24	7.79			

Lot 4 – 28.13 Acres (11.38 ha) Manby Wetlands						
RPA Sheet ID	RPA Parcel ID	RPA Area Acres	RPA Area Hectares			
TF4086	7057	12.43	5.03	Manby Wetlands		
TF4086	7523	15.70	6.35	Manby Wetlands		
		28.13	11.38			

Lot 5 – 20.36 Acres (8.24 ha) of Arable Land & Wildlife Pond						
RPA Sheet ID	RPA Parcel ID	RPA Area Acres	RPA Area Hectares	2026	2025	2024
TF4086	5853	15.36	6.37	Spring Barley	Spring Barley	Winter Wheat
TF4086	5853	2.50	1.01	Wildlife Pond & Wildlife Area		
TF4086	5853	2.50	1.01	Wild Bird Seed		
		20.36	8.24			

TENDER FORM

157.44 Acres (63.72 ha) of Arable Land, Pastureland & Manby Wetlands

Closing Date for Tenders: 12 noon, Wednesday 2nd September 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 – 50.22 Acres (20.33ha) Arable Land	In the sum of: £ Words:		
Lot 2 – 39.49 Acres (15.98ha) Arable Land	In the sum of: £ Words:		
Lot 3 – 19.24 Acres (7.78ha) Permanent Pasture	In the sum of: £ Words:		
Lot 4 – 28.13 Acres (11.38ha) Manby Wetlands	In the sum of: £ Words:		
Lot 5 – 20.36 Acres (8.24ha) Arable Land & Wildlife Pond	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 ' Manby 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: ' Manby Tender '			