

About 12 Acres - Arable Land, High Street

Martin | Lincoln | Lincolnshire | LN4 3QT

Offers Over £90,000 - For Sale by Informal Tender



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents,  
Agricultural & Fine Art Auctioneers.

# About 12 Acres - Arable Land

High Street | Martin

Lincoln | Lincolnshire | LN4 3QT

Offers Over £90,000

PGM&CO are pleased to offer an opportunity to purchase approximately 12 Acres of Amenity/Arable Land situated immediately south of the village of Martin, Lincolnshire, LN4 3QT.

For Sale by Informal Tender - Tender Date: 12 noon on Wednesday 23rd April 2025.

- Immediate Vacant Possession Available
- Possible Future Development Value (stp)
- For Sale by Informal Tender
- Tender Date: 12 noon on Wednesday 23rd April 2025

## Location

The land lies immediately south of the village of Martin with access from High Street at the north east end of the village.

The village of Martin lies north east from the town of Sleaford, 14 miles south east of the City of Lincoln and approximately 3 miles from Woodhall Spa.





### Description

An arable enclosure of free working medium bodies land. Possessing considerable amenity value, with possible long term development potential. The arable area extends to 11.30 acres).

### Access

Access is via the farm track on the east side of the land from off the highway (High Street) on the north east end of the village – as shown hatched brown on the enclosed plan.

### Outgoings

The only known outgoings are a drainage charge as payable to the applicable authorities.

### Rural Payments/Subsidy Schemes

There are no Entitlements included in the sale. Any delinked payments will be retained by the Seller. The land has not been entered into any Environmental Stewardship or ELM Schemes.

### Designations

The land lies within an NVZ.

### Overage Clause

The land is sold subject to a Development Overage Clause. Further details available from the Selling Agent.

### Rights of Way, Easements and Wayleaves

A third-party right of way exists on the Eastern boundary serving land to the South in separate ownership.

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity suppliers and other rights, easements and wayleaves whether referred to or not in these particulars.

### Boundaries

The purchaser shall be deemed to have full knowledge of the boundaries and neither the seller nor the Selling Agent will be responsible for defining the boundaries or their ownership.

### Tenantright & Dilapidations

There will be no claim for tenantright nor will dilapidations be allowed.

### Title

The land is believed not to be registered.

### Tenure & Possession

The land is offered for sale Freehold, with Vacant Possession granted on completion.

### Sporting, Timber & Mineral Rights

The timber, mineral & sporting rights are included in the sale in so far as they are owned. They are in hand.

### Plans & Areas

These have been prepared as carefully as possible. They are for identification purposes only and although are believed to be correct, their accuracy cannot be guaranteed.

### VAT

None of the land is elected for VAT.

### Method of Sale

The property is offered for sale by Informal Tender. Interested parties are invited to submit their offer on the attached Tender Form in a sealed envelope marked "Land at Martin" by 12 noon on Wednesday 23rd April 2025, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queen Street, Market Rasen, Lincs, LN8 3EH.

### Buyer Identity Check

Purchasers will be required to provide the necessary identification for the purposes of the anti-money laundering regulations.

### Viewing

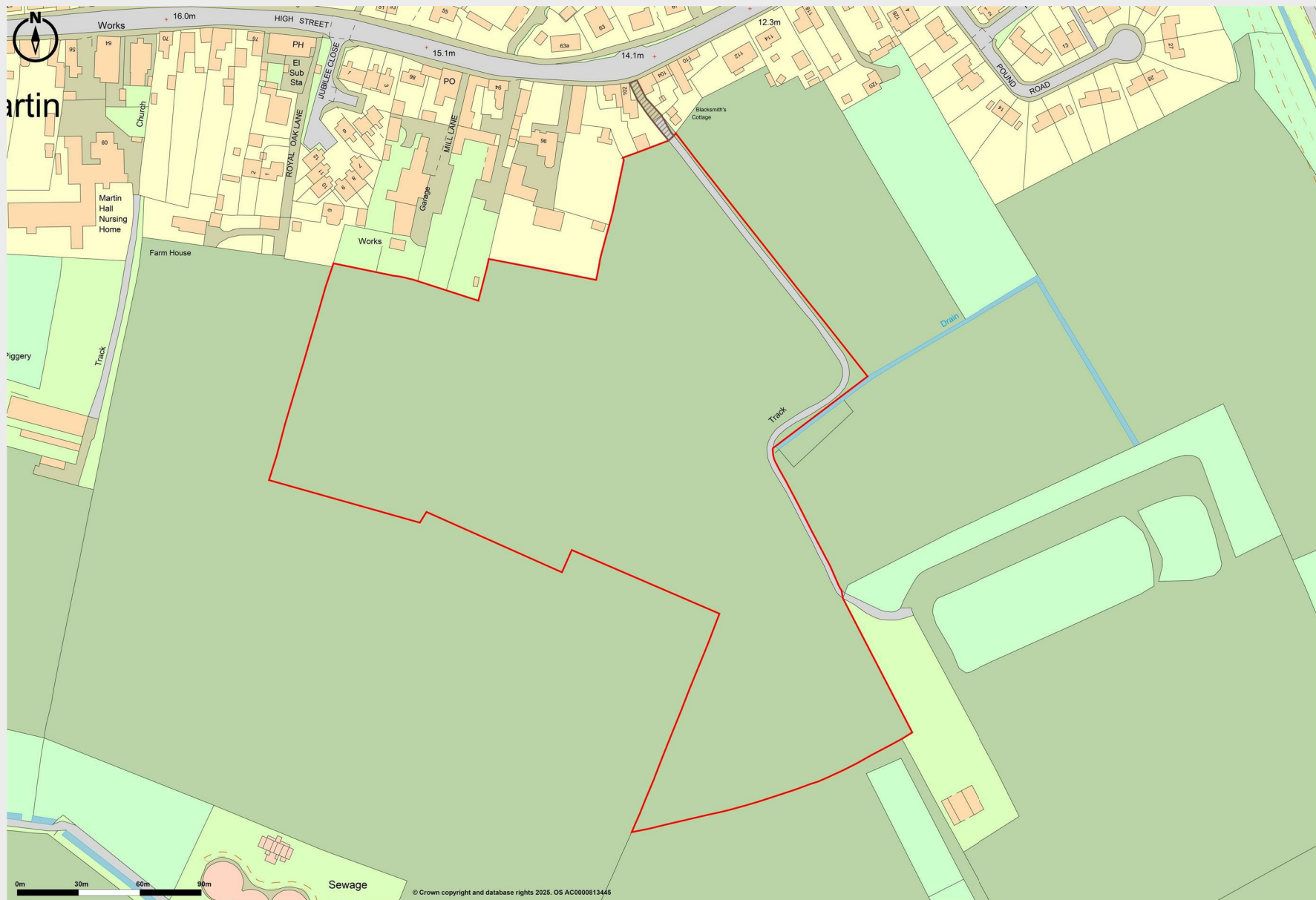
Interested parties may view the land on foot during daylight hours, subject to having a copy of these particulars to hand.

### Solicitor

Evans & Co., Solicitors, 1 Parker Terrace, Ferryhill, Co. Durham. DL17 8JY  
T: (01740) 655533

### Selling Agent

Perkins George Mawer & Co. (Market Rasen)  
Ref: Mike Perkins / Molly Williams  
Tel: 01673 843011  
Email: molly@perkinsgeorgemawer.co.uk



**Perkins George Mawer & Co**  
Corn Exchange Chambers  
Queen Street  
Market Rasen  
Lincolnshire  
LN8 3EH

01673 843011  
[info@perkinsgeorgemawer.co.uk](mailto:info@perkinsgeorgemawer.co.uk)  
[www.perkinsgeorgemawer.co.uk](http://www.perkinsgeorgemawer.co.uk)

Agents Note:  
Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



**TENDER FORM**

**Approximately 12 Acres – Amenity/Arable Land**  
**at Martin, Lincolnshire, LN4 3QT**

**(I/We) Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

Hereby offer to buy the property described as **Approximately 12 Acres Amenity/Arable Land at Martin, Lincolnshire, LN4 3QT** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

**As a Whole:** .....

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase.  
In the event of being successful my **Solicitors** are:-

**Name:** .....

**Address:** .....

.....

**Tel No:** .....

**Email:** .....

I can confirm we are / are not (*delete as appropriate*) cash buyers.

**Signed:** ..... **Date:** .....

## Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins, George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12 noon on Tender Date: Wednesday 23<sup>rd</sup> April 2025 at 12 noon.** No late offers will be considered.
2. Offers should be submitted in writing in a sealed envelope marked “**Land at Martin**”.
3. Offers must be for a precise sum of pounds sterling and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
4. No offer will be considered which is calculable only by reference to another offer.
5. Offers should be made Subject to Contract only.
6. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
7. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
8. The vendors do not undertake to accept the highest or any offer.
9. The successful Offerors will be notified and will be expected to complete as soon as possible.