



M A S O N S
EST. 1850

100.97 ACRES (40.87HA) OF PRODUCTIVE
ARABLE LAND AT AILBY, ALFORD, LN13 OAL

100.97 ACRES (40.87HA) OF PRODUCTIVE ARABLE LAND AT AILBY, ALFORD, LN13 OAL

A Large Block of Productive Arable Land available in Two
Lots or as a Whole | Informal Tender | Grade 3 |
Tender Deadline 10th November 2025

Description

The land consists of approximately 100.97 acres (40.87ha) of productive arable in three large field parcels suitable for large machinery and modern farming practices. The land is situated North-West of Alford and is accessed via a farm track as indicated in black on the plan across.

The land is classified as Grade 3 on the Land Classification Plan of England and Wales and the soils form part of the Holderness and the Salop series, which are described as fine loamy and clayey soils suitable for growing a variety of cereals or grassland.

Lot 1 - Guide Price £540,000

67.70 acres (27.40 ha) comprising two near equally sized field parcels as indicated shaded red on the plan across.

Lot 2 - Guide Price £265,000

33.27 acres (13.47 ha) comprising of a single field parcel as indicated shaded blue on the plan across.

Location

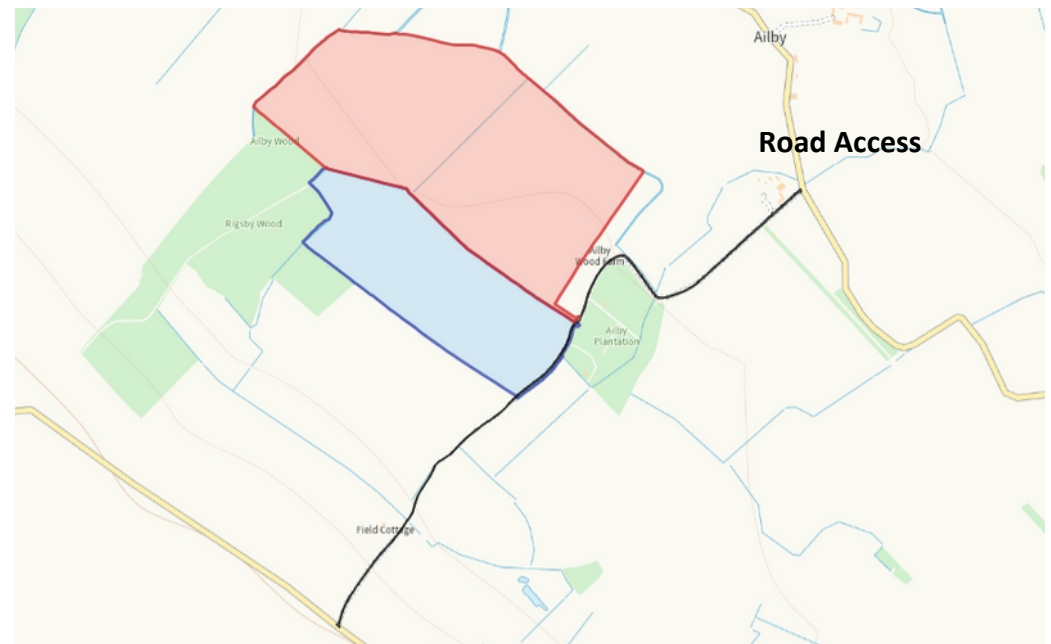
The nearest postcode is
LN13 OAL



what3words

The location of the entrance to the fields are;
///tend.slap.trending

The location of the entrance of the track is;
///tradition.innocence.brisk



Road Access

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Access

The land benefits from rights of way over a farm track connecting Tothby Lane to Miles Cross Hill. This farm track falls under various ownerships at different points but is maintainable at public expense. The land has a registered title.

Should the land be sold separately in two lots, both lots will have the benefit of accessing the land from both directions (unless otherwise agreed with the parties).

Underdrainage

The land benefits from an underdrainage scheme. Drainage plans are available from the selling agents upon request.

Wayleaves, Easements, Covenants and Rights of Way

The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, whether mentioned in these particulars or not. The land is subject to an easement to facilitate National Grid's Viking Link HVDC cables. More details of the legal title is available from the Selling Agents upon request.

Services

None in so far as the agents are aware.



Holdover

The vendor will not reserve the right to continue to grow and harvest the current growing crop. The successful Buyer will purchase the growing crop in accordance with the Ingoing Valuation terms stated across.

Tenure

The land is being sold freehold with vacant possession subject to the holdover rights outlined above.

Ingoing Valuation

There will be a valuation in respect of the current growing crop payable in addition to the purchase price. This will include the reimbursement of seeds, fertilisers, sprays and operations undertaken. The valuation will be based upon the latest version available of the Central Association of Agricultural Valuers' Guide to the Costings of Agricultural Operations.

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Sporting & Mineral Rights

These are included in the sale where they are owned.

Viewing

Unaccompanied viewings are permitted during daylight hours, subject to notifying the Selling Agents at least 24 hours in advance and providing a copy of these particulars are to hand.

Back Cropping

The land has been block cropped for a number of years. Details of the current and past years crops are below.

Harvest Year	Crop
2026	Winter Barley
2025	Rye
2024	Winter Wheat
2023	OSR
2022	Winter Wheat
2021	Vining Peas
2020	Winter Wheat



Land Schedule

RPA Field No.	Acres	Hectares
TF4276 7979	34.02	13.77
TF4376 1060	33.68	13.63
TF4276 9040	33.27	13.47
Total Croppable Area	100.97	40.87

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.

Environmental Land Management

The land is not entered into any environmental land management schemes.



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Boundaries

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing the land being registered with the Land Registry is available from the Selling Agents. Boundaries shown on these particulars are indicative only.

Outgoings and Charges

The land is subject to drainage rates payable to Lindsey Marsh Drainage Board at the prevailing rate and the purchaser will be responsible for the payment of drainage rates from the date of completion on a pro-rata basis.

Plans, Areas & Schedules

The schedule of areas and field numbers has been prepared within the offices of the sole agent and the information is based upon that of the Agents' mapping software. The back cropping has been supplied by the vendor.

Delinked Payments

The land is registered with the Rural Payment Agency, but the delinked payments will not be transferred to the purchaser.

Flood Risk

The Land is located in flood zone 3 indicating the land has a greater than 0.5% chance of flooding from the sea.

Anti-Money Laundering Regulations

In accordance with the most recent Anti-Money Laundering Legislation, the successful Buyer will be required to provide proof of identity and address to the Seller's Agent once an offer has been accepted (Subject to Contract).

Vendors Solicitor

Katherine Bunting
Chattertons Solicitors & Wealth Management
28 Wide Bargate
Boston
PE21 6RT

The particulars and marketing photos were prepared in October 2025.

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Conditions of Sale

1) Offers should be submitted in writing to the agents offices at Masons, Cornmarket, Louth, LN11 9QD no later than 10am on 10th November 2025 marked 'F.A.O Henry Simpson - Subject to Contract – Ailby Land Tender'.

2) Offers should not be made by reference to any offer by any other party.

3) The purchasers will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor, with a 10% deposit being payable and held by the vendor's solicitor should completion be delayed.

4) The vendor reserves the right not to accept the highest or any offer.

5) The offer should clearly state the following:

- a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent
- b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s)
- c. The Lot or Lots your offer relates to.

6) The offer should be made in the full knowledge of the contents of the sales particulars.

7) Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.

8) Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.

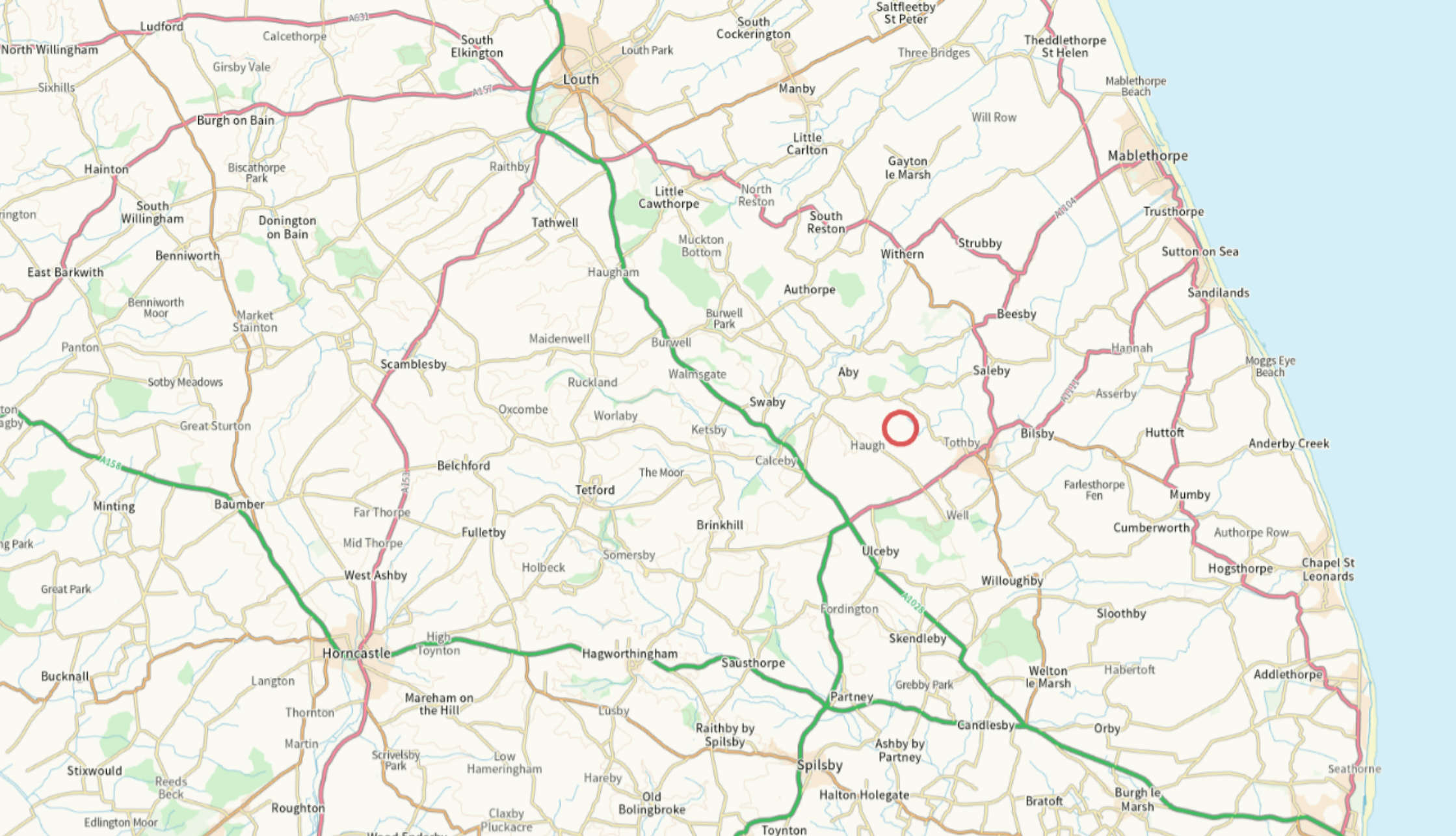
9) Offers must be figures certain and expressed in pounds sterling.

10) The agents will endeavour to respond to all offerer(s) within 7 days of the tender deadline.

11) The successful bidder will be required to provide copies of photo ID and proof of address for Anti-Money Laundering purposes.

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Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice

Masons Rural for themselves and for vendors or lessees of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons Rural has any authority to make or give any representation or warranty whatever in relation to this property; (iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.

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INFORMAL TENDER CONDITIONS (Subject to Contract)

100.97 acres of Land at Ailby, Alford, Lincolnshire

Offers are to be submitted in writing to the Vendors Agents at Masons Rural, Cornmarket, Louth, Lincolnshire, LN11 9QD, or by email to lindsay@masonsandpartners.co.uk no later than **10 am on the 10th November 2025.**

Conditions of Sale

- 1)** Offers should be submitted in writing to the agents offices at Masons, Cornmarket, Louth, LN11 9QD, or by email to lindsay@masonsandpartners.co.uk no later than 10am on 10th November 2025 marked 'F.A.O Henry Simpson - Subject to Contract – Ailby Land Tender'.
- 2)** Offers should not be made by reference to any offer by any other party.
- 3)** The purchasers will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor, with a 10% deposit being payable and held by the vendor's solicitor should completion be delayed.
- 4)** The vendor reserves the right not to accept the highest or any offer.
- 5)** The offer should clearly state the following:
 - a. The full name(s), address and telephone number of the offeror(s), and the name of any appointed Agent;
 - b. Name, address and telephone number of the solicitor acting on behalf of the offeror(s);
 - c. The Lot or Lots your offer relates to.
- 6)** The offer should be made in the full knowledge of the contents of the sales particulars.
- 7)** Any offer dependent upon the sale of another property or a mortgage or other funding arrangements must be clearly declared.
- 8)** Offeror(s) are advised to make their offer for an odd figure to avoid the possibility of two identical offers being received.
- 9)** Offers must be in figures certain and expressed in pounds sterling.
- 10)** The agents will endeavour to respond to all offerors within 7 days of the tender deadline.
- 11)** The successful bidder will be required to provide copies of photo ID and proof of address for Anti-Money Laundering purposes.

TENDER FORM (Subject to Contract)

Property: 100.97 acres of Land at Ailby, Alford

Closing Date: 10 am on 10th November 2025

Instructions: Please see the accompanying tender conditions and sales particulars before completing the tender form. Offers can be submitted in writing to the Vendors Agents at Masons Rural (F.A.O. Henry Simpson), Cornmarket, Louth, Lincolnshire, LN11 9QD, or by email to lindsay@masonsandpartners.co.uk.

Please mark envelope as follows:

F.A.O HENRY SIMPSON – SUBJECT TO CONTRACT – AILBY LAND TENDER

I/We.....

Hereby offer to purchase, subject to contract, the property as described in the particulars and confirm our agreement the conditions of sale.

LOT 1 £.....
67.70 ACRES (words)

LOT 2 £.....
33.27 ACRES (words)

OR

WHOLE £.....
100.97 ACRES (words)

Signed

M A S O N S

— Celebrating 175 Years —

Full Name(s):	
Details of how the acquisition will be funded:	
Date:	
Address:	
Telephone:	
Email:	
Solicitors Name:	
Address:	
Agents Name (if applicable):	
Address:	