

For Sale by Informal Tender

Barn with Development Potential,

Monksthorpe, Spilsby, PE23 5PP

BELL







Barn with Development Potential,
Monksthorpe, Spilsby, PE23 5PP

A range of redundant agricultural buildings enjoying an open countryside location.

- Redundant agricultural buildings
- Potential for a range of uses, including residential conversion, subject to all necessary consents
- Rural location with far reaching views to the north, west and south.
- Situated on a substantial site extending to approximately 0.5 acres (0.20 hectares), set back from the road
- With the option to purchase an additional 1.25 acres of land
- Closing date for Tenders: 12 Noon, Thursday 14th January 2027

For Sale By Informal Tender £70,000

Closing date for Tenders: 12 Noon on Thursday 14th January 2027

LOCATION
Monksthorpe is a rural hamlet situated on the southern side of the A158 approximately 3 miles east of Spilsby and 3.5 miles west of Burgh le Marsh. Spilsby and Burgh le Marsh offer a wide range of services.

The property is located to the north of Great Steeping Road which provides convenient access to the A158 while retaining a peaceful countryside setting. The land is shown for identification purposes on the attached plans.

What3Words Location: ///speared.options.crossword

GENERAL DESCRIPTION
A range of redundant agricultural buildings set in 0.50 acres of land. The buildings are in two principal blocks:

The larger of the two blocks has a 1.5 storey redbrick building with a raised floor. Attached is a portal framed building which opens to the east.

The smaller block comprises a single-storey redbrick outbuilding with a pitched sheeted roof with additional attached structures, including a cart shed area and a redbrick building in disrepair.

ACCESS
The buildings are set back from the road and accessed by a 90-metre track off a no-through road.

BOUNDARIES
The property currently sits within the rest of the wider field with open boundaries. The purchaser shall be responsible for fencing the new boundaries in a minimum of post and wire fencing within three months of the date of completion.

ADDITIONAL LAND
An additional 1.25 acres of land is available to expand the property which is shown in blue on the plan. If the additional land is of interest, please make this clear on the tender form when submitting an offer.

SERVICES
Mains water and electricity are nearby. Prospective purchasers should satisfy themselves as to the availability and suitability of connection of all required services.

TITLE AND TENURE
The property is offered for sale freehold with full vacant possession on completion.

PLANNING
In the agent's opinion the property has potential for a range of uses, including residential conversion under permitted development or full planning, depending on the purchaser’s circumstances.

Further enquiries should be addressed to: East Lindsey District Council, The Hub, Mareham Road, Horncastle, LN9 6PH Telephone: 01507 601111.

PUBLIC RIGHTS OF WAY
There are no public rights of way affecting the land.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES
Where they exist, the land 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 all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

METHOD OF SALE
The land is offered for sale by Tender as a whole. Further details are provided on the Tender Form attached. The vendor would consider conditional offers subject to planning.

VIEWING
Interested parties should register their interest with the agent prior to viewing.

Appropriate precautions should be taken, and viewing should only take place where safe. Parties viewing should note they are responsible for their own safety and should act accordingly and view at their own risk, taking reasonable precautions.

MONEY LAUNDERING REGULATIONS
Before any offer can be formally accepted (subject to contract) and solicitors instructed, the potential purchaser will be required to provide proof of identity and address to the Agent's Horncastle office.

AGENT
Robert Bell & Company, Horncastle
FAO: George Harrison
Tel: 01507 522222, Option 4
Email: landagency@robert-bell.org

These particulars were prepared in November 2026.





Candlesby Road

N

Additional Land
1.25 ac

0.50 ac

Steeping Road

Monksthorpe Farm

DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- 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;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.

BELL

Old Bank Chambers, Bull Ring, Horncastle, LN9 5HY
Tel: 01507 522222
Email: landagency@robert-bell.org
www.robert-bell.org

RICS Regulated by RICS
OnTheMarket
MAYFAIR office.co.uk

INFORMAL TENDER FORM

PROPERTY Barn with Development Potential, Monksthorpe, Spilsby

TENDER DATE 12 noon on Thursday 14th January 2027

I/We .....
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars.

OPTION 1 - Barns in 0.5 acres of land (shown in red on the plan)

In the sum of £..... **In words** .....

OPTION 2 - Barns in 0.5 acres, and additional 1.25 acres (shown in red & blue on the plan)

In the sum of £..... **In words** .....

The acquisition will be funded by .....

Tenderer(s) Signature .....

Purchaser's Name .....

Address .....

.....**Postcode** .....

Telephone ..... **Email** .....

Purchaser's Solicitors .....

TENDER CONDITIONS

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
   - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left-hand corner BARNS AT MONKSTHORPE TENDER)
   - By attaching this form to an email addressed to george@robert-bell.org (BARNS AT MONKSTHORPE TENDER)
2. Tenders must be received no later than 12 Noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. All tenders will be considered on their merits, and the Vendor reserves the right not to accept the highest or any tender.