MASONS

EST. 1850

Land off Linwood Road, Linwood, Market Rasen, Lincolnshire, LN8 3QG

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Various Parcels of Land Available in Three Lots or as a Whole | Significant Planning Potential | Suitable For Alternate Uses | Garden Land | Equestrian Paddocks | Potential Development of a Tin Tabernacle

No Overage Clauses

Available by Informal Tender

Tender Deadline 23rd November 2026

Description

The land comprises of approximately 2.97 acres (1.20 ha) prudently lotted into three lots. The property is located in the centre of Linwood, approximately 1.6 miles south of Market Rasen. The land is directly adjacent to Linwood Road and provides a central location with a quiet rural setting.

Alternative Uses and Planning Potential

The land has been used as garden land / has been left to naturally regenerate. In February 2026, multiple parts of the site were put forward in Central Lincolnshire LPA's 'Call for Sites'. The Vendor has also obtained a Heritage Asset Report on the Tin Tabernacle/Methodist Chapel to support a future planning application to apply for a single dwelling through Paragraph 84b of the National Planning Policy Framework, with a further Pre-application meeting scheduled imminently with a local planning officer

All prospective purchasers should take their own advice in relation to the planning potential of the site.

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Lot 1 - Corner Field (Edged Red)

The 'Corner Field' comprises approximately 1.15 acres (0.47ha) of strategically located land benefiting from approximately 117m of direct road frontage onto Linwood Road (B1202), with two distinct accesses with dropped kerbs and gates.

Planning

Given its strategic location and road frontage, the 'Corner Field' offers a myriad of potential uses, subject to obtaining the necessary planning permissions. It could serve as an ideal site for residential development or a community project that complements the character of the existing neighbourhood. The land has been submitted to Central Lincolnshire LPA in their 'Call for Sites' to provide the land with the best opportunity to be allocated in the next local plan.

The property is located in a 30mph residential zone, further lending itself to development or alternate uses.

Encumbrances

There is a septic tank located on the southern edge of the property which services the adjacent residential dwelling known as Birch Cottage. Associated rights for use, repair and maintenance of the septic tank are registered on the title and the land is sold subject to these rights. Further information is available upon request.

Boundaries

The existing boundaries are clearly defined by a mix of mature hedgerows and post-and-rail fencing, providing both privacy and security. The natural demarcation enhances the aesthetic appeal of the property.

The purchaser is deemed to have full knowledge of the existing boundaries of the property.

Services

While the property currently does not currentlty have direct connections to utilities, mains water and electricity have previously been available on the site, with drainage services available in the vicinity. Prospective buyers are advised to make their own inquiries regarding the availability and cost of utility connections.

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Lot 2 - Tin Tabernacle Plot (Edged Yellow)

The 'Tin Tabernacle' plot comprises approximately 0.29 acres (0.12ha) of strategically located land benefitting from approximately 20m of direct road frontage onto Linwood Road (B1202).

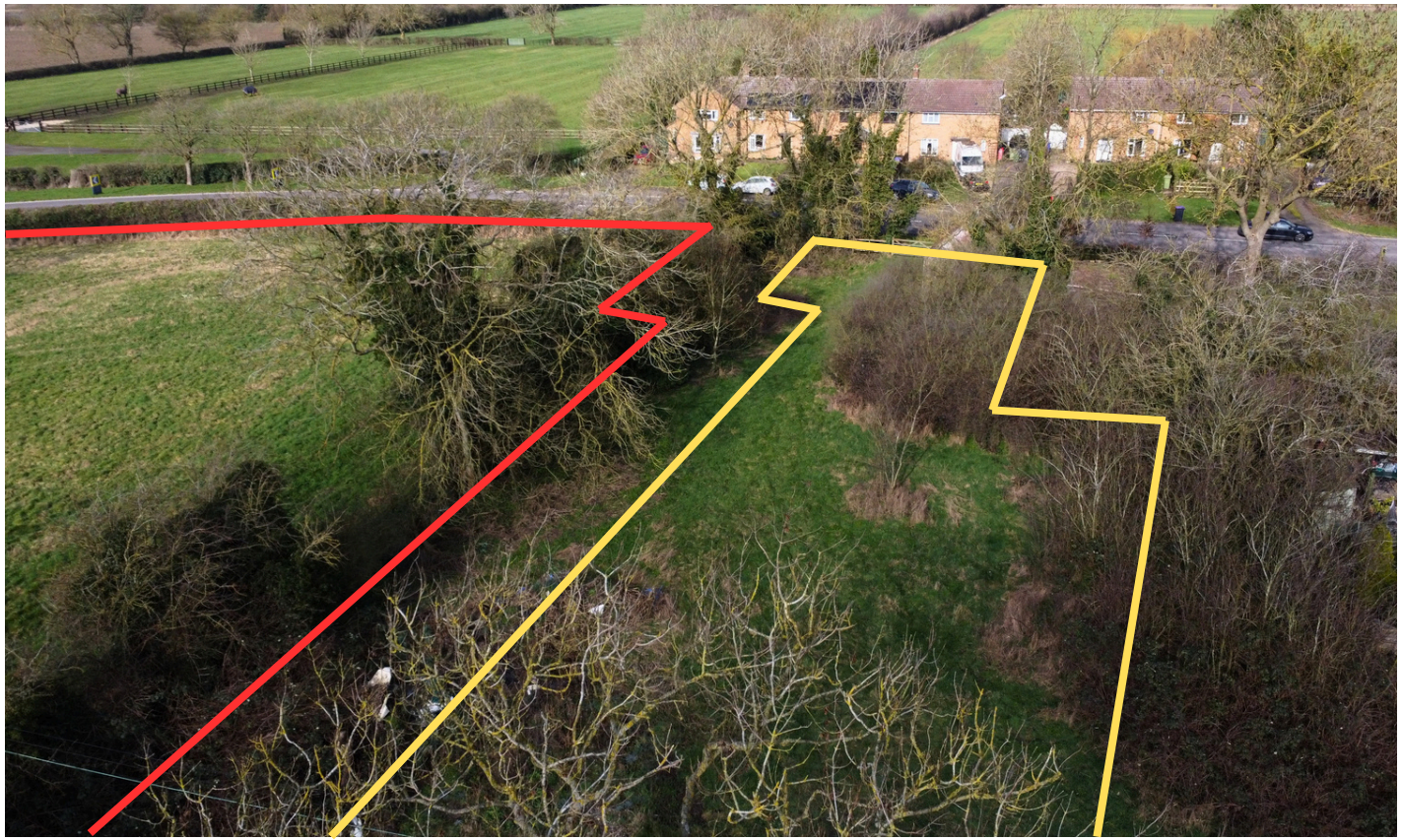
Tin Tabernacle

Located on the land is a Tin Tabernacle/Methodist chapel, providing an exciting heritage asset with an abundance of history. It originally formed a part of the 19th Century Walesby Church before being moved to its current location. The historical significance of the Tin Tabernacle adds a layer of cultural richness to any potential project, whether it be a restoration or an adaptive alteration as a community space or a unique residential dwelling.

Planning

Given its strategic location and heritage value, the plot could serve as an ideal site for a self-build plot or a community project, expanding on or re-purposing the heritage that complements the character of the existing neighbourhood. The land has been submitted to Central Lincolnshire LPA in their 'Call for Sites' to provide the land with the best opportunity to be allocated in the next local plan.

The property is located in a 30mph residential zone, further lending itself to development or alternate uses.



Boundaries

The western boundary is defined by a fenceline adjoining the neighbouring house. The successful purchaser will be responsible for constructing a suitable garden fence or establishing a mixed hawthorn hedgerow along the southern and western boundaries. The successful purchaser will also be responsible for the cost of instructing a qualified GPS-equipped surveyor to peg the new boundaries.

Services

While the property currently does not currentlty have direct connections to utilities, mains water and electricity have previously been available on the site, with drainage services available in the vicinity. Prospective buyers are advised to make their own inquiries regarding the availability and cost of utility connections.

Lot 2 - Tin Tabernacle / Methodist Chapel Heritage Asset Report

The vendor has obtained a Heritage Asset Report for the Tin Tabernacle to help inform purchasers of the historical significance of the Chapel. A key summary extracted from the Heritage Asset Report is below. The entire report is available upon request.

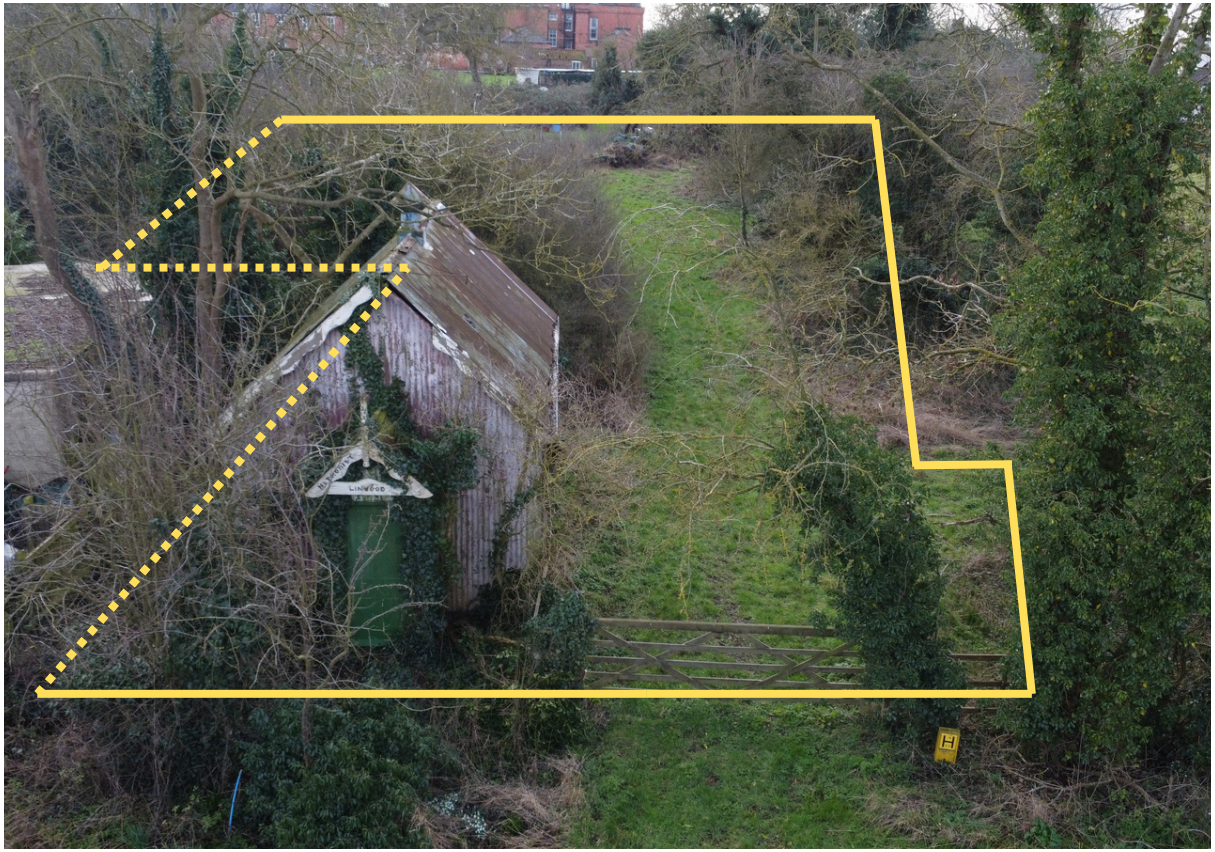
"Overall, the former Methodist Chapel at Linwood is of moderate significance as an unlisted building of architectural, evidential and communal values."

The Heritage Asset Report continues to provide advice on specific aspects to aid a local planner, should the report be submitted as part of a planning application. It goes into detail on each component of the chapel and whether it should be preserved, or whether it may be altered without adversely impacting the historical and architectural significance of the building. A brief summary of the advice to the LPA is below:

"The former Linwood Methodist Church is quite a rare survival and is a non-designated heritage asset requiring full repair and a new use. There are clearly limitations as the building is small."

The Settlement of Linwood

The settlement of Linwood has a Monument Record designation, reference number MLI50531, with origins dating back to the medieval period. The present-day Linwood settlement is much smaller than it was in the 1830s. The Heritage Asset Report advises that the significance of the history of the Linwood settlement could be determined by a fully qualified consultant.



Lot 3 - The Paddock (Edged Purple)

'The Paddock' plot comprises approximately 1.53 acres (0.62ha) of land set back from Linwood Road (B1202). The property is accessed via a right-of-way over retained land from Linwood Road (hatched blue on the attached plan).

The central village location and proximity to Market Rasen, while being set back from the road provides a great setting for a good-sized equestrian paddock.

Planning

Given its central location, in order to speculate and preserve any development potential in the land, the land has been submitted to Central Lincolnshire LPA in their 'Call for Sites'. This will provide the land with the best opportunity to be allocated in the next local plan.

Boundaries

The eastern boundary is defined by a fence line. The successful purchaser will be responsible for constructing a fence suitable for equestrian purposes on the southern and western boundaries. The adjoining land to the north shall be used as garden extensions, where a new fence shall be constructed by the residential property owners to define the new boundary. The successful purchaser will also be responsible for the cost of instructing a qualified GPS-equipped surveyor to peg the new boundaries.

Services

While the property currently does not currentlty have direct connections to utilities, mains water and electricity have previously been available on the site, with drainage services available in the vicinity. Prospective buyers are advised to make their own inquiries regarding the availability and cost of utility connections.

Important Information

Method of Sale
All lots are being sold by Informal Tender, with a tender deadline of **23rd November 2026**

Viewing
Viewing is strictly by prior appointment only with the selling agents.

Outgoings and Charges
The purchaser(s) will be responsible for any drainage rates and charges for services used in relation to their occupation of the purchased Lot(s).

Tenure
The land is being sold freehold with vacant possession.

Wayleaves, Easements, Covenants, and Rights of Way
The land is sold subject to and with the benefit of all existing wayleaves, easements, quasi-easements, and rights of way, whether mentioned in these particulars or not.

There are overhead lines which visibly pass over all Lots. Contact the selling agents for further information.

Each Lot is sold with the benefit of a right of way to access the Lot from the public highway. A detailed plan of each Lot with the benefiting access is available from the selling agents.

Boundaries
The buyer(s) shall be deemed to have full knowledge of all boundaries. A proposed contract plan is available from the selling agents prior to the sale. The final contract plan will be provided to the appointed GPS surveyor for the boundaries to be demarcated. The vendor reserves the right to open negotiations after the tender date to increase the size of the boundaries dependent on offers received. All offerors are under no obligation to agree to any variation.

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.

Plans, Areas & Schedules
All plans and areas have been prepared within the offices of the sole agent, and the information is based upon that of the agents' mapping software. All areas are Subject to Survey.

Sporting & Mineral Rights
These are included in the sale where they are owned.

Overage Clauses & Restrictive Covenants
All lots are available free from any restrictive covenants or overage clauses which may restrict alternative uses of the land.

Planning
Details of recent planning activity of each lot has been described above. All purchasers should make their own enquiries to satisfy themselves of the current planning position.

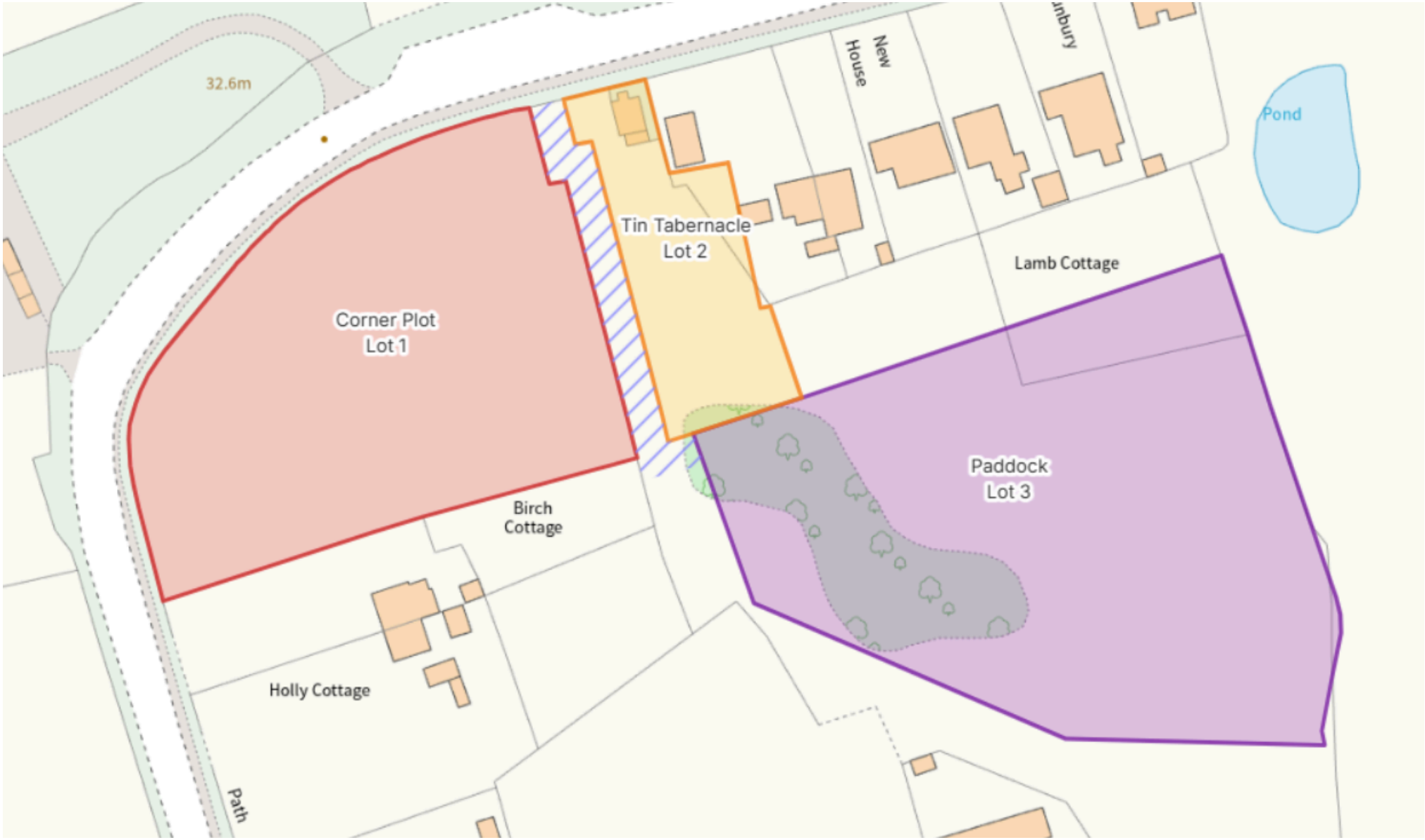
Anti-Money Laundering Regulations
In accordance with the most recent Anti-Money Laundering Legislation, the successful Buyer will be required to provide proof of identity and address to the Seller's Agent once an offer has been accepted (Subject to Contract).

Flood Risk
The Land is located in flood zone 1 indicating the land has a less than 0.1% chance of fluvial or tidal flooding.

Title & Contract Plan
Title documents are available upon request from the selling agent. The Contract Plans for each lot has been prepared by a third party GPS equipped surveyor based upon the locations of the pegs that are in the ground.

Access Rights
The freehold title of the areas with shared right of access shall be retained by the vendor. All access rights granted shall be shared with each and every purchaser to the extent to which they are drawn on the Contract Plan.

Lotting Plan



This Plan is only for illustrative purposes and is not to scale. Contact the Selling Agents to receive the Contract Plan

Conditions of Sale

1) Offers should be submitted in writing to the Agent's offices at: Masons, 23, Cornmarket, Louth, LN11 9QD or by email to danielle@masonsandpartners.co.uk no later than **1 pm on 23rd November 2026** and marked 'F.A.O Henry Simpson - Subject to Contract - Linwood Land Tender'.

2) Offers should not refer to any offer by any other party.

3) The purchaser(s) will be expected to exchange contracts as soon as possible following receipt of the draft contract from their solicitor. A **10% non-refundable deposit** will be required on exchange of contracts.

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).

6) The offer should be made in the full knowledge of the contents of these 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 for a fixed sum and expressed in pounds sterling.

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

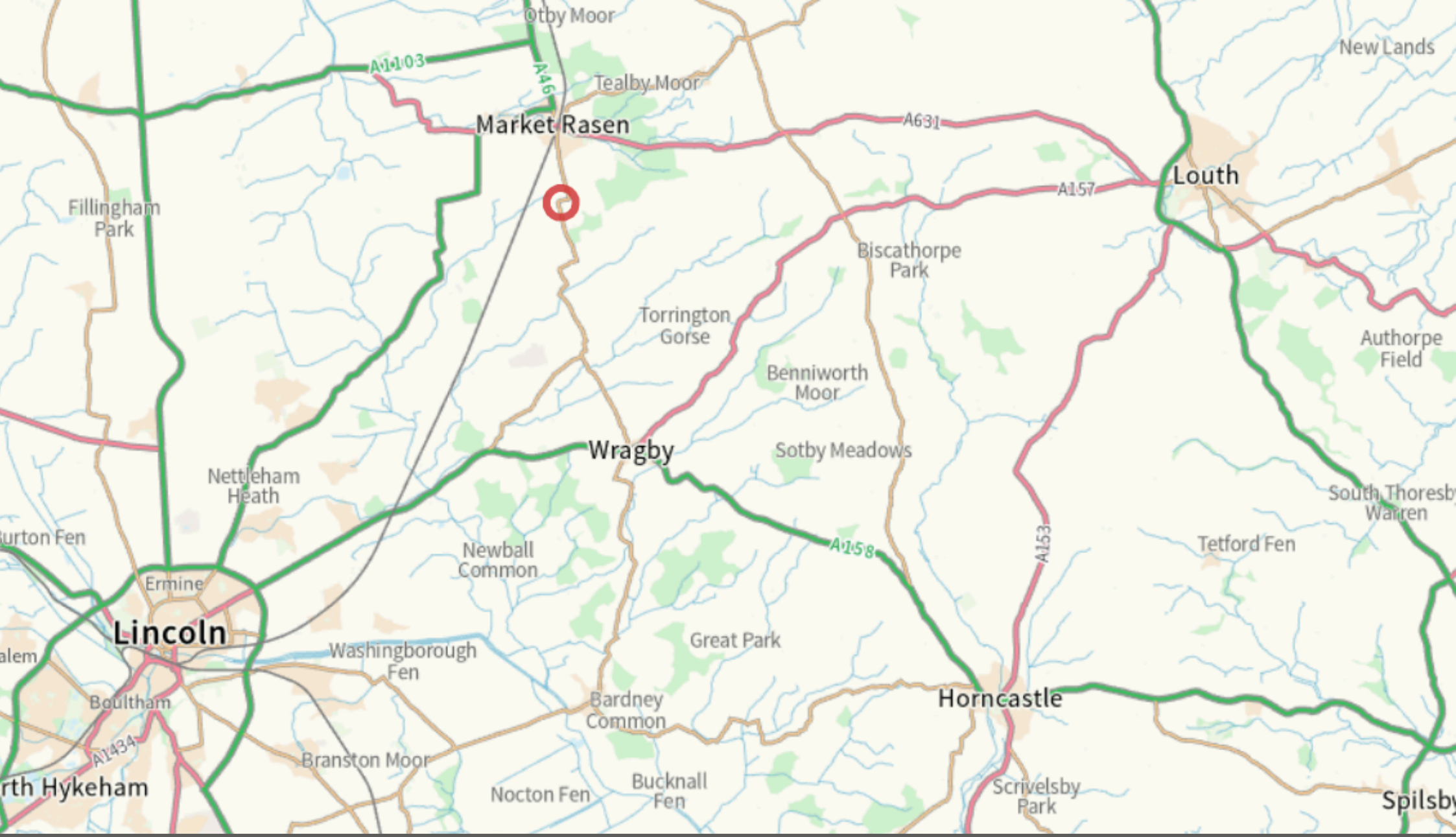
11) The Vendor reserves the right to open negotiations with offerer(s) after the Tender Date to adjust the boundaries of lots (only larger) depending on the offers received. The offeror is under no obligation to agree to any variation.

12) Where multiple lots are purchased by the same offeror(s), the internal boundaries between the purchased lots will not be required to be fenced as described in the brochure.

Vendor's Solicitor:
Mark Broughton,
Guy Williams Layton LLP,
87, Telegraph Road,
Heswall
Wirral
CH60 0AU

Email – mwb@gwl.co.uk
Tel: 0151 342 1831

The marketing photos were taken in February 2026, and particulars were prepared in October 2026.



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)
Land off Linwood Road, Linwood, Market Rasen, Lincolnshire LN8 3QG

Offers are to be submitted in writing to the Vendor's Agent at Masons Rural, Cornmarket, Louth, Lincolnshire, LN11 9QD, or by email to danielle@masonsandpartners.co.uk no later than **1pm on the 23rd November 2026.**

Conditions of Sale

1) Offers should be submitted in writing to the agents offices at Masons Rural, Cornmarket, Louth, LN11 9QD, or by email to danielle@masonsandpartners.co.uk no later than 1pm on 23rd November 2026 marked 'F.A.O Henry Simpson – Subject to Contract – Linwood 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.

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INFORMAL TENDER FORM

(Subject to Contract)

Property: Land off Linwood Road, Linwood, Market Rasen, Lincolnshire, LN8 3QG

Closing Date: 1pm on 23rd November 2026

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

Please mark envelope as follows:

F.A.O HENRY SIMPSON – SUBJECT TO CONTRACT – LINWOOD LAND TENDER
NOT TO BE OPENED BEFORE 1PM ON 23rd NOVEMBER 2026

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 – Corner Field £…… (figures)
…….. (words)

LOT 2 – Tin Tabernacle Plot £…… (figures)
…….. (words)

LOT 3 – The Paddock £…… (figures)
…….. (words)

OR

WHOLE £…… (figures)
…….. (words)

Signed …….

Print Name …….

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