



8.51 ha (21.04 acres) Burton Road, Heckington,
Sleaford, Lincolnshire, NG34 9QS

Will Barker
& Co

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Will Barker & Co
12 The Point, Lions Way,
Sleaford, Lincs, NG34 8GG
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- 8.51ha (21.04 acres) or thereabouts
- Grassland near to the village
- For sale by Informal Tender
- 12noon Wednesday 9th September 2026
- Vacant Possession Upon Completion
- Part Fenced grassland
- Suitable for Equestrian uses
- Registered Title – LL309486

£200,000

The opportunity to purchase the freehold interest in 8.51ha (21.04acres) or thereabouts of grassland near to Heckington, Lincolnshire. The land is subdivided into two parcels, both of which have been mown in recent years but the southern field is fenced with pignetting and barb wire and was used for grazing.

Situation & Location

The land is located to the west of Burton Road, Heckington and is located 500m away from the village. Sleaford is located approximately 6 miles west of the field, Boston is 13 miles east.

Soil Type

The land is classified by the Former MAFF Land Classification Maps of England being Grade 3 farmland. The Soil Survey of England and Wales further identifies the soil type as being part of the Beccles 3 association of soils which is the common soil type around Heckington and is characterised as a fine loamy soil generally overlying clayey subsoils.

Method of Sale

The land is being offered for sale, as a whole, by Informal Tender. Tenders should be submitted on the attached Tender Form on or before the Tender Date in an envelope clearly marked “Heckington Tender” in the top left-hand corner and either emailed, posted or delivered to the agents office. Tenderers’ attention is drawn to the notes and guidance given at the bottom on the Tender Form

Tender Date 12noon on Wednesday 9th September 2026



Services

There are no mains water, nor electricity supplies connected to the field.

Access

Is via a pair of galvanised gates leading from Burton Road.

Tenantryright

The vendors will not make a claim for Tenantryright, nor Routine Improvement in addition to the purchase price. Similarly, there will be no counterclaim whatsoever for any dilapidations.

Sporting Rights

The sporting rights are included in the sale of the freehold.



Land Registry

The land is registered within HM Land Registry under the title LL309486

Tenure

The Freehold Title to the land is offered For Sale with the benefit of Vacant Possession. There is no overage on the land.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to or not in these particulars.

Plans & Areas

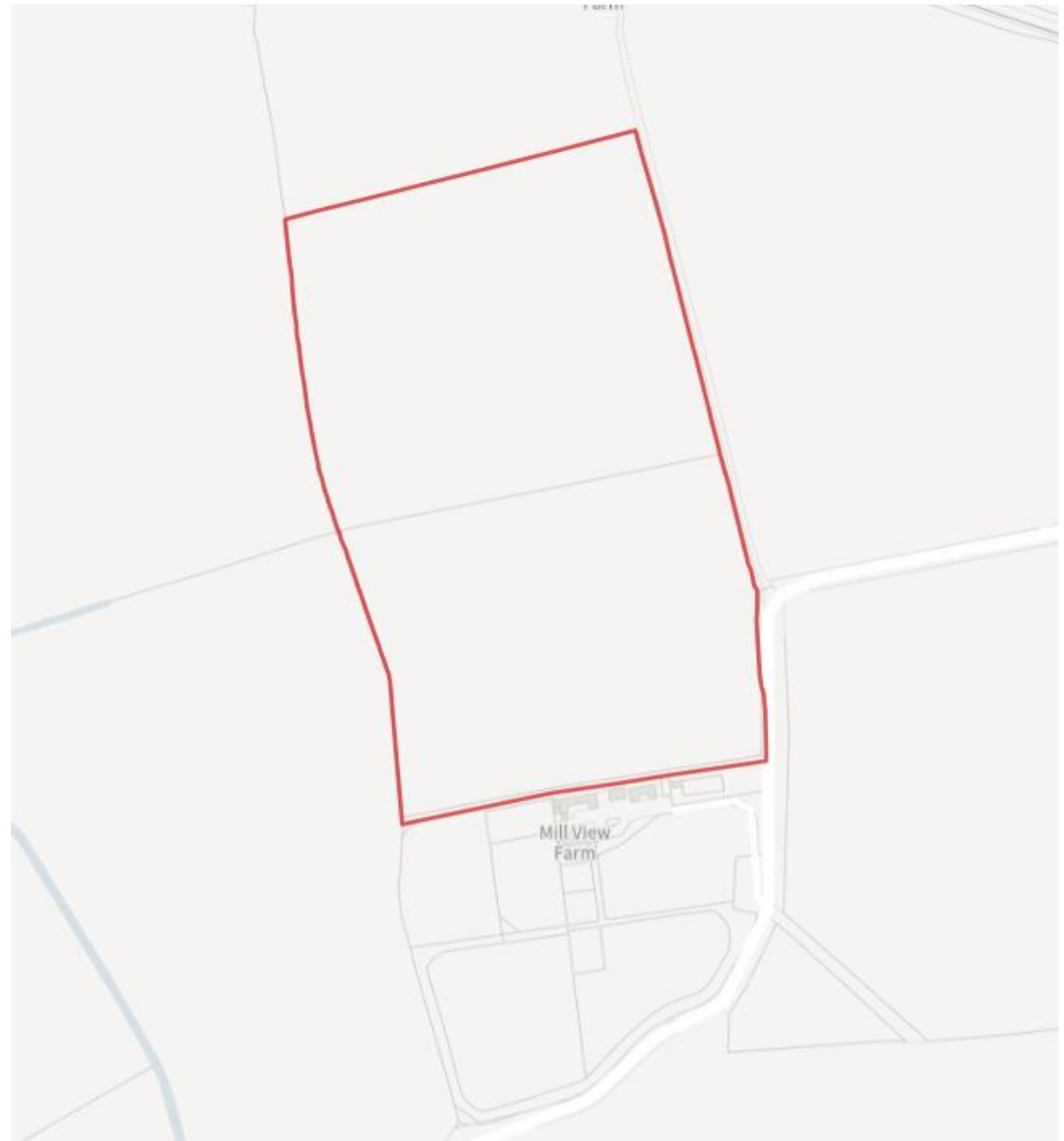
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries.

Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when inspecting for your own safety. Those wishing to view the property, do so that their own risk.





TENDER FORM

Subject to Contact

8.51ha (21.04 acres) of land at Burton Road, Heckington, Sleaford, Lincolnshire, NG34 9QS

To reach the offices of Will Barker & Co at 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG
by **Wednesday 9th September 2026 no later than 12noon.**

I/We do hereby offer the Sum of £.....

(In words)

As the purchase price for 8.51ha (21.04 acres) of land at Burton Road, Heckington, Sleaford, NG34 9QS,
as set out in the sales particulars.

Signed.....

Full Name(s).....

Address.....

.....

Telephone:..... Email:.....

Tenders should be submitted on or before the Tender Date in envelope marked "**Heckington Land Tender**" and posted to the agents address: Will Barker & Co, 12 The Point, Lions Way, Sleaford, Lincolnshire, NG34 8GG or emailed to Evie Gelsthorp eeg@willbarker.co.uk

1. It is recommended that offers should not be for a level sum to prevent the possibility of identical offers being received.
2. Tenders should not be made by reference to any other bid.
3. Tenderers will be notified in writing of their success or otherwise within 5 working days of the Tender Date.
4. The vendor reserves the right not to accept the highest, nor indeed any offer.
5. Should the tenderer require acknowledgement of Tender then add your own reference and telephone number to the envelope