

MASONS

SINCE 1850

Equestrian Land, East Row, South Somercotes, LN11 7BN

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Approximately 3.87 acres (1.57ha) (STS) of
equestrian land for sale as a whole
Edge of village location | Roadside Frontage |
Well placed for hacking and beach access |
Rare opportunity with stables, menage and pond |
Guide Price - £125,000





Description

An excellent opportunity to acquire a well-equipped and attractive parcel of equestrian grazing land with facilities extending to approximately 3.87 acres (1.57 hectares) (sts) situated on the edge of the popular Lincolnshire coastal village of South Somercotes.

The land benefits from roadside access from East Row and is considered ideally suited for private equestrian, pony paddock, grazing or amenity use, subject to any necessary consents.

The parcel provides a peaceful and private attractive rural setting allowing for an off grid expereince, whilst remaining conveniently located for the surrounding villages and wider road network.

Location

The nearest postcode is
LN11 7BN

what3words

The location of the access is;
///grandest.deny.rinsed

Facilities

The stables comprise of two blocks and provides four stables, a tack room and seperate hay storage and is complemented by a welfare unit offering useful ancillary accommodation. A well-positioned ménage provides dedicated facilities, whilst the pond enhances the amenity and character of the holding.

The stables are timber framed with an overhang with two of the stables benefitting from solar panels to the roof. The land is subdivided into manageable paddocks providing approximately 2 acres (0.73ha) of level grass paddocks.

The menage is approximately 50m x 30m and was constructed in 2026 with drainage and a wax fibre surface with post and rail surround.

There is ample hardcore parking/turning space in the yard for horseboxes and vehicles.

Location

The property is situated at East Row, South Somercotes, a popular village on the Lincolnshire coast offering a range of local amenities. The market town of Louth lies approximately 10 miles to the north-west, with the wider Lincolnshire countryside and coastline readily accessible via a range of public footpaths and bridleways.



Services

There is mains electrcity connected to the land. Any potential purchasers will need to make their own enquiries as to the location and availaility of any other mains services available for connection nearby.

Electricity is also supplied via a solar-powered system, offering a sustainable and cost-effective source of power for the existing equestrian facilities. There is a cesspit for foul waste. Rainwater is harvested and a filtration system is in place.

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 ownership according to the Land Registry Title Deeds is available from the Selling Agents.

Access

The property benefits from two private gated access points directly off East Row which is a no-through road.



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.

Sporting & Mineral Rights

These are included in the sale where they are owned.

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.

Flood Risk

The Land is located in flood zone 3 indicating that the land has the highest probability of flooding from rivers or the sea.

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.

There is an overhead electric powerline running through the property from the southern boundary to the western boundary. The right to receive future annual wayleave payments for this overhead line shall be transferred to the purchaser upon completion. The 2026 wayleave payment will not be apportioned.

Further details and plans of all easements, wayleaves and covenants are available from the selling agents upon request.

Plans, Areas and Schedules

A schedule of areas has been repared within the offices of the sole agent.

Tenure

The land is being sold freehold with vacant possession on completion, subject to the rights, restrictions and other matters contained in the registered title. Prospective purchasers should satisfy themselves through their legal advisers as to the title and all rights affecting the property.











Planning
The property is situated within the East Lindsey LPA where the land is defined as open countryside and situated with the Coastal Zone as identified by the Adopted Local Plan. Any planning enquiries should be made to ELDC prior to submitting an offer.

Planning permission has been granted for the facilities constructed under application reference N/162/0008/25. In addition a Section 73 application has been approved to amend the layout of the stables and welfare unit and allow for the erection of a log cabin. Planning information and plans are available on the ELDC Planning portal under application reference 01003/26/RVC. The log cabin has not been constructed yet, however, may be available by seperate negotation.

Please note the use of the stables are restricted for private use only and shall not be used in connection with any commercial operation and the welfare unit has a restrictive occupancy condition that does not enable it to be used for overnight or residential accomodation.

Overage
The property is subject to an overage clause. Further details are available from the selling agent.

Vendors Solicitor
Bowser Solicitors, 10 Market Place, March, Cambridgeshire, PE15 9JQ.

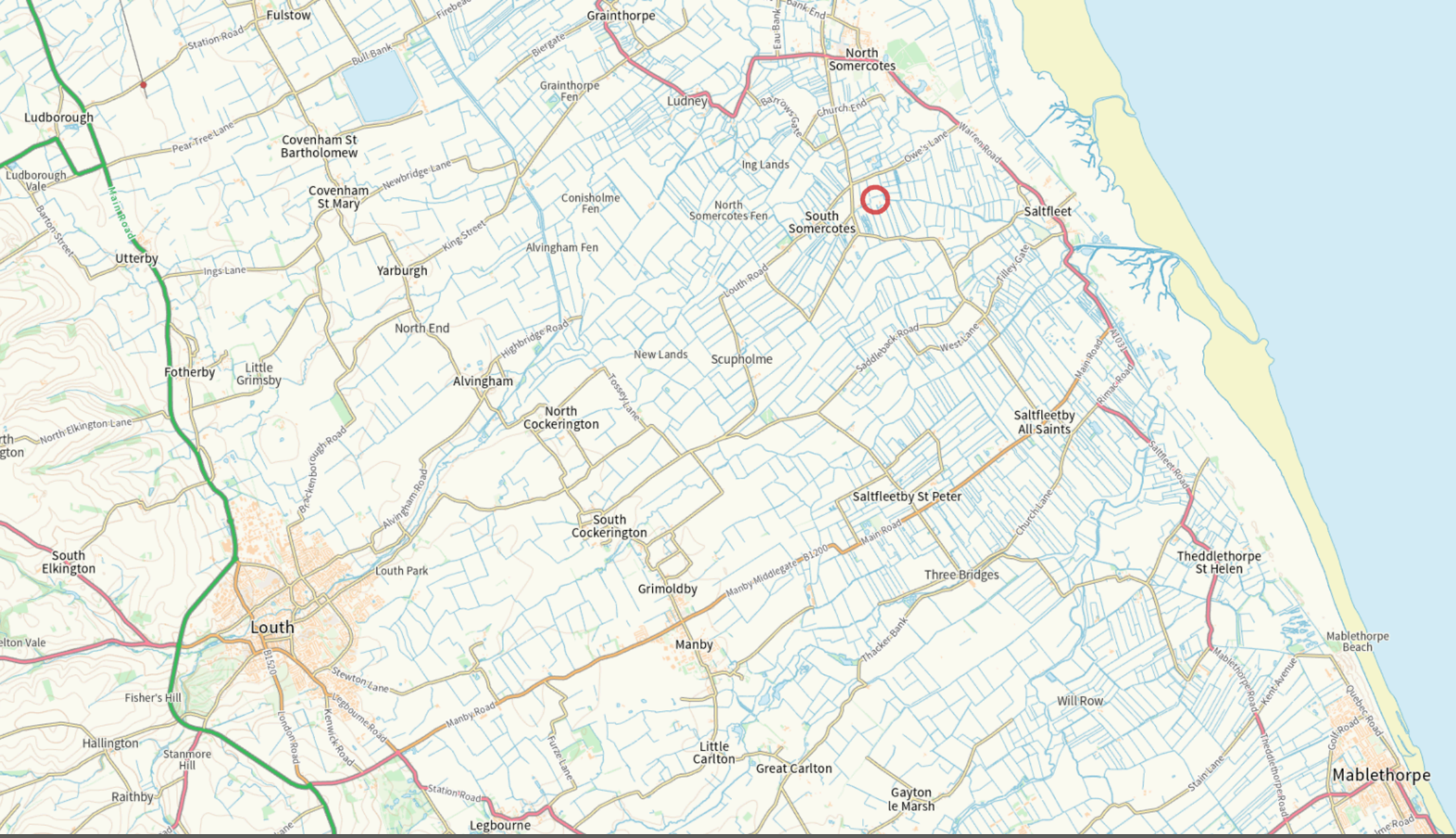
Method of Sale
The property is being offered for sale by Private Treaty.

Viewings
Strictly by prior appointment through the selling agent.

General Information
Prospective purchasers should rely upon their own inspections and enquiries in relation to services, rights of way, planning matters and suitability for their intended use. The marketing photos were taken in July and October 2026, and the 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:
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