



, Church Lane,  
£109,000



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**Willsons**  
— SINCE 1842 —

, Church Lane,  
, Wainfleet St Mary,  
Lincolnshire, PE24 4HP

### "AGENT'S COMMENTS"

*Willsons are pleased to bring to the market 10.45 acres of established woodland situated on the edge of the village of Wainfleet St Mary.*

*The woodland was established in 2003 and has matured to create a dense wildlife habitat which incorporates a small wildlife pond.*

*This is an exciting opportunity to acquire the woodland for recreational purposes or could be included within a Carbon Capture or Biodiversity Net Gain project.*

*The woodland is being offered for sale by Private Treaty.*

*Guide Price: £120,000*

### LOCATION



**Willsons**  
SINCE 1842

124 West Street, Alford, Lincolnshire, LN13 9DR  
T.01507 621111 | E [alford@willsons-property.co.uk](mailto:alford@willsons-property.co.uk)  
<https://www.willsons-property.co.uk>

LOCATION & ACCESS

The woodland lies to the west of the village of Wainfleet St Mary and is situated to the north of Church Lane. The southern boundary of the woodland has direct road frontage access onto Church Lane, being a publicly maintained highway.

A 'For Sale' board has been erected at the entrance to the woodland to aid with identification.

What3words: quail.divorcing.thrusters

TENURE AND POSSESSION

The woodland is Freehold and is being offered for sale with full possession upon completion.

SERVICES & OUTGOINGS

We are not aware that the land has any mains services connected. Land drainage rates are payable to Witham Fourth District Internal Drainage Board.

BOUNDARIES

All of the boundaries are well defined by open watercourses and ditches. The buyer(s) shall deem to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining the boundaries nor their ownership.

SCHEDULE OF AREA

Please see attached Brochure.

Sheet ID TF4858. Parcel ID 4264. Hectares 4.23. Acres 10.45. Woodland Grant Scheme Reference 014002907.

SPECIES & DENSITY TABLE

Please see attached Brochure.

PLANS, AREAS & SCHEDULES

These have been prepared as accurately as possible and are based on Ordnance Survey Plans and although believed to be correct are for guidance and identification purposes only.

FARM WOODLAND PREMIUM SCHEME

The land is subject to the Farm Woodland Premium Scheme as set out by DEFRA. A copy of the Rules & Procedures can be made available to prospective purchasers upon request. The Poplar trees were originally planted with 8m x 8m spacings.

PURCHASER'S OBLIGATIONS/RESTRICTIONS

We understand from the Forestry Commission that the woodland is under the following obligations until 2033/34:

- Maintain all aspects of the woodland plantation.
- The woodland must not be used to produce any agricultural income during the obligation period.
- Owners should not convert any of the woodland to coppice, unless they have prior written approval.
- Owners should not use any of the trees for Christmas trees other than those planted as a nurse. None of the land should be planted specifically with Christmas trees.
- Owners should inform the Forestry Commission of any change of ownership or termination of an agricultural business within 3 months.

GRADE & TOPOGRAPHY

All the land is scheduled Grade 2 by the Agricultural Land Classification of England & Wales.

NITROGEN VULNERABLE ZONE

All the land is within a surface water S716, Nitrate Vulnerable Zone as designated by the Environment Agency.

WAYLEAVES, EASEMENTS, RIGHTS OF WAY

We are not aware that the land is subject to or has the benefit of any other wayleaves, easements or rights of way, however, is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

SPORTING, TIMBER & MINERAL RIGHTS

Sporting, Timber and Mineral Rights are included in the sale insofar as they are owned, subject to statutory exclusions.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VAT

It is not thought that the sale shall attract VAT, however, in the event that any of the property is sold subject to VAT this will be payable in addition to the purchase price.

LOCAL AUTHORITIES

Lincolnshire County Council  
East Lindsey District Council  
Witham Fourth District Internal Drainage Board

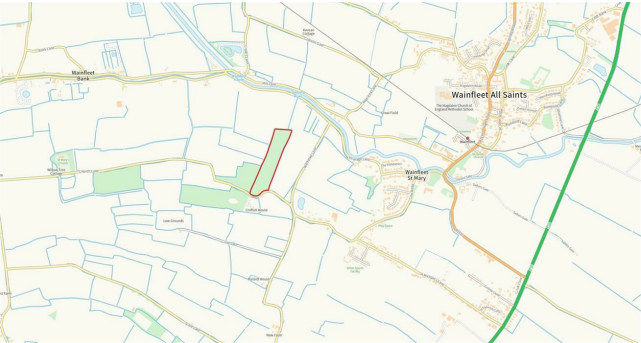
HEALTH & SAFETY WHILST VIEWING

These particulars constitute a permit to view the land at any reasonable time of day. We ask that prior to viewing you contact the Alford office to register your interest and inform the agents that you shall be upon that land at a certain time and date. Neither the vendor or agents accept any responsibility for any loss, harm or injury which may occur whilst upon the land.

FURTHER DETAILS FROM THE AGENTS

Willsons  
124 West Street  
Alford  
Lincolnshire  
LN13 9DR

Jack Boulton





## FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



**Viewing** Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

