

For Sale by Private Treaty

Axehead Plantation, Belleau Bridge – 7.9 Acres

Belleau, Alford, LN13 0BP

BELL

ROBERT BELL & COMPANY



7.9 Ares of Woodland

Axehead Plantation, Belleau, Alford, LN13 0BP

Woodland in a quiet spot in the Lincolnshire Wolds AONB with road frontage, running down to the River Great Eau.

A range of species and mixed age woodland with open areas, suitable for amenity and leisure uses.

Available as a whole with vacant possession by Private Treaty.

Guide Price: £80,000



LOCATION

The woodland is accessed directly off the road south of Belleau, and is located between Belleau and South Thoresby, north west of Alford. The woodland is easily accessible in a beautiful area of the Lincolnshire Wolds.

Alford – 5 miles

Louth – 9 miles

Horncastle – 14 miles

Distances are approximate

GENERAL DESCRIPTION

Axehead Plantation is a gently sloping woodland with direct road access. The eastern section is mainly mature poplar and the western 4 acres is a block of mixed deciduous wood planted in 1997 on an arable field. The Vendor found a neolithic axe head in this field; hence the name.

There is direct road frontage and a track into the woodland for safe vehicular access. The woodland is gently sloping down to the River Great Eau a chalk stream with fishing rights. The wood has been used for personal amenity and shooting purposes.

SPECIES AND TIMBER

The woodland is mixed deciduous with various species including poplar, alder, and oak. The eastern section is more mature than the western section which was planted in 1997.

The woodland has had some active management in the recent past, however is still establishing, especially in the western block. There is scope to increase management and to obtain some useful timber value. There is also the opportunity to enhance the woods for personal amenity and environmental value.

SOIL

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; 711f Wickham 2; Drift over Jurassic and Cretaceous clay or mudstone. Slowly permeable seasonally waterlogged fine loamy over clayey.

SCHEDULE

Title No.	Hectares	Acres
Unregistered	3.20	7.91

ACCESS

The woodland is accessed off South Thoresby Lane, there is substantial road frontage with suitable vehicular access into the woodland.

BOUNDARIES

The woodland has a clear boundaries and the River Great Eau is owned to the middle of the river.

OUTGOINGS

The land lies outside of the Drainage Board area and there are no drainage charges payable as far as we are aware.

SERVICES

There are no services to the land. Mains water is nearby on the road. Prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

SCHEMES

The land is registered with the Rural Payments Agency and was originally under a woodland creation grant and although the payments have finished there is a requirement for it to continue as woodland. There are no existing environmental schemes but there may be new woodland schemes available and the agent can provide more information.

PLANNING

The land is in the East Lindsey District Council (East Lindsey Local Plan). It is classified as woodland and is on the Priority Habitat Inventory as Deciduous Woodland. The land is within the Area of Outstanding Natural Beauty – Lincolnshire Wolds. Alternative uses would require planning permission.

WOODLAND STATUS

Other than its status as a Priority Habitat as above, the woodland has no further protected status to our knowledge. The Forestry Commission are the body to consult regarding any proposed tree felling, which must be approved by them.

COVENANTS

There are no covenants on the land as far as we are aware.

TAX ADVANTAGES

There are a currently a number of tax advantages to owning woodlands. Any timber sold is free from income tax and usually after 2 years of ownership woods qualify for 100% relief from inheritance tax. There are also exemptions from Capital Gains Tax available and woods qualify for inclusion in Self Invested Pension Plans.

SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting (shooting and fishing) rights are included in the sale so far as they are owned. It is part of a local syndicate and the remains of a release pen is in the wood. Information on the syndicate is available from the Agent.

TITLE AND TENURE

The property is sold freehold with vacant possession. The land is unregistered.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

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. There are no public rights of way.

VALUE ADDED TAX

It is understood that none of the land is elected for VAT.

VIEWING

Viewing is permitted during normal office hours when in possession of a set of these particulars. Parties viewing should note they are responsible for their own safety and accordingly view at their own risk.

METHOD OF SALE

The land is offered for sale by private treaty as a whole. All offers are subject to the tender conditions provided on the tender form and are to reach the Agents by the deadline given.

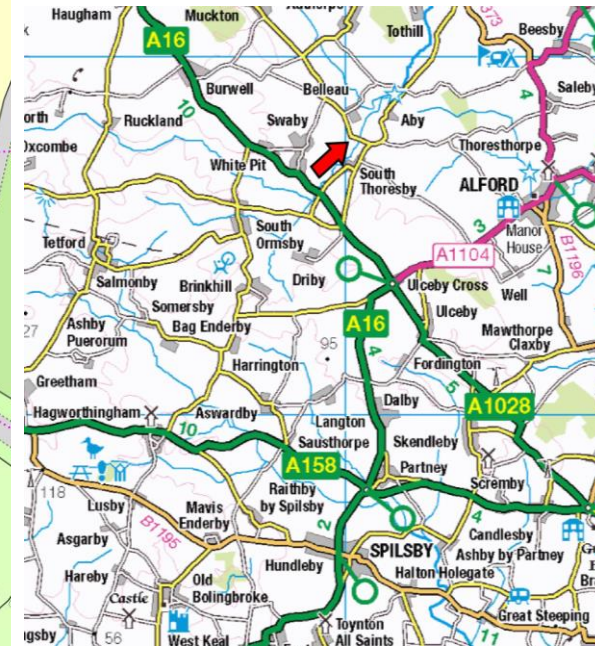
ANTI-MONEY LAUNDERING

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 Agents Horncastle Office.



AGENT
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These particulars were prepared in February 2024.



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