

For Sale by Informal Tender

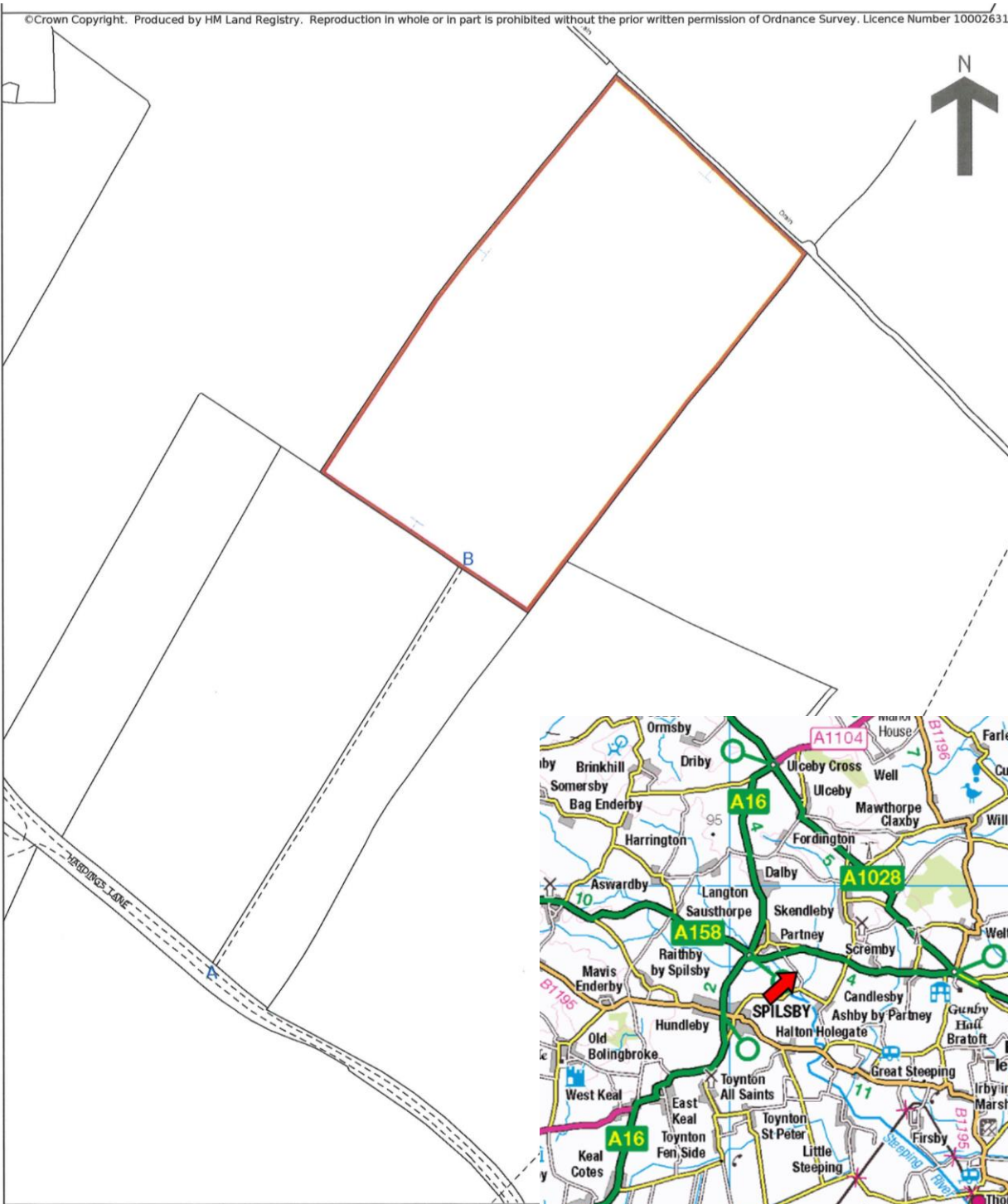
Deadline 12 Noon Thursday 16th May 2024



Partney Privets – 6.3 Acres

Hardings Lane, Partney, Near Spilsby, PE23 4PZ





6.3 Acres of Woodland

Hardings Lane, Partney, Near Spilsby, PE23 4PZ

Partney Privets is a rectangular wood positioned in a quiet location. It benefits from a right of access from Hardings Lane and is close to the A158 near Partney.

The woodland is established with mixed deciduous species, suitable for amenity uses, with potential for environmental or forestry management.

Available as a whole with vacant possession by Informal Tender (deadline 12 Noon on 16th May 2024).

Guide Price: £50,000

LOCATION

The woodland is located north of Hardings Lane between Partney and Ashby by Partney, north east of Spilsby. The woodland is easily accessible and close to the main road network to the coast.

Spilsby – 2 miles

Skegness – 10 miles

Horncastle – 10 miles

Distances are approximate

GENERAL DESCRIPTION

Partney Privets is a block of mature mixed deciduous wood and scrubland in a quiet rural setting, accessed by right of way over a grass field off Hardings Lane.

The wood has been largely unmanaged and has potential for personal amenity purposes, shooting or as an environmental project.

SPECIES AND TIMBER

The woodland is mixed deciduous with various species including ash, oak and hazel with woodland shrubs.

The woodland has not been in active management in the recent past, so there is scope to increase this. 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; Salop; Reddish Till; slowly permeable seasonally waterlogged reddish fine loamy over clayey.

SCHEDULE

Ordnance Survey 1906 Edition

OS No.	Hectares	Acres
165	2.559	6.298

Land Registry Title

Title No.	Hectares	Acres
LL294487	2.56	6.33

ACCESS

There is a right of way over the grass field (OS166) between the woodland and Hardings Lane, shown on the plan as between points A and B. The title refers to "...at all times and for all purposes with or without horses carts or other vehicles mechanically propelled or otherwise to pass and repass over and along the right of way marked "A" and "B"..."

BOUNDARIES

The woodland has a clear boundary, being hedges on three sides and a ditch on the northern edge. The title

refers to a covenant to "maintain good and sufficient stockproof fences on the boundaries ... which a "T" marks inwards appear on the plan..."

SERVICES

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

OUTGOINGS

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

RURAL PAYMENTS

The land is not registered with the Rural Payments Agency. The land is not in any environmental agreement.

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.

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.

TAX ADVANTAGES

There are 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.

TITLE AND TENURE

The property is sold freehold with vacant possession. The land is registered under title LL294487.

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.

SPORTING, TIMBER AND MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned. They are in hand.

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. They should park on the roadside (safely and consciously of the single track road, Hardings Lane) and then walk up the right of way.

METHOD OF SALE

The land is offered for sale by informal tender 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

Robert Bell & Company, Horncastle

F.A.O. Jessica Spurrier

Tel: 01507 522222 option 4

Email: jessicapurrier@robert-bell.org

These particulars were prepared in February 2024.



Partney Privets

ACCESS



DISCLAIMER

Robert Bell & Company for themselves and for vendors or lessors of this property give notice that:

- 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;
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INFORMAL TENDER FORM



PROPERTY **Partney Privets, Partney – 6.3 Acres**

TENDER DATE **12 noon on Thursday 16th May 2024**

I / We
hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent’s accompanying particulars

in the sum of £.....(in words)

The acquisition will be funded by:

Tenderer(s)
Signature:

Tenderers Name:

Purchased in the
name of

Address:

Telephone: Email:

Solicitors:

Solicitors Email:

Tender Conditions

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
 - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left hand corner PARTNEY TENDER)
 - By attaching this form to george@robert-bell.org (subject PARTNEY TENDER)
2. Tenders must be received no later than 12 noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. A deposit of 10% of the purchase price will be payable on exchange of contracts. With a double deposit due if early entry is required.
8. All tenders will be considered on their merits and the Vendor reserves the right not to accept the highest or any tender.