

**For Sale by Informal Tender**  
Deadline 12 Noon Thursday 1<sup>st</sup> May 2025

**Harts Wood, Stockwith Mill – 10.8 Acres**  
Harrington Road, Hagworthingham, Spilsby, PE23 4NE

**BELL**





## Harts Wood – 10.8 Acres

Stockwith Mill, Hagworthingham, PE23 4NE

Newly established woodland in the Lincolnshire Wolds AONB with road frontage close to the River Lymn and Stockwith Mill of Tennyson fame, and with views across the Wolds.

Planted in November 2023 the woodland has a mix of deciduous and conifer species, with open areas to accommodate the views, which will mature into a beautiful woodland. Suitable for amenity and leisure uses (stpp).

Available as a whole with vacant possession by Informal Tender (deadline 12 Noon on Thursday 1<sup>st</sup> May 2025).

Guide Price: £100,000



### LOCATION

The woodland is accessed via a track off Harrington Road, and is located between Hagworthingham and Harrington, north east of Horncastle. The woodland has road frontage and is located in a beautiful area of the Lincolnshire Wolds.

Spilsby – 5.5 miles

Horncastle – 6.5 miles

Alford – 8 miles

Distances are approximate

## GENERAL DESCRIPTION

Harts Wood is planted on the brow of a hill over-looking the Wolds and the River Lymn, with vehicular access. The woodland was planted in November 2023 and is under an English Woodland Creation Offer (EWCO), for which there are annual maintenance payments, which would be transferred to the purchaser. The trees are very young still and the purchaser will have the privilege of shaping the woodland as it matures. There is road frontage and a track into the woodland for safe vehicular access.

## SPECIES AND TIMBER

The woodland is mixed with deciduous and some conifer including oak, alder, sycamore, rowan, beech, hazel, silver birch, douglas fir, norway spruce and scots pine. The first thin would be suitable in 10-15 years from planting.

There is scope for woodland management once the trees mature and to obtain some useful timber value. There is also the opportunity to enhance the woods for personal amenity and environmental value or even leisure use (subject to planning).

## SOIL

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

## SCHEDULE

No.	Hectares	Acres
TF 359 705	2.14	5.55
Part TF358 704	2.24	6.12
Total	4.38	10.83

## ACCESS

The woodland is accessed off Harrington Road and there is a suitable entrance track where you can pull off the road before a gate.

## BOUNDARIES

The woodland is fenced with deer fencing. The fence is the boundary on all sides, but the western side where

the boundary will be the stream. The fence was erected as a capital grant associated with the woodland planting and must remain in conjunction with the EWCO. The purchaser will be obliged to forever maintain a stockproof (not necessarily a deer fence) fence on the boundary marked A-B on the plan.

## 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 understood to be nearby. 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 is under an English Woodland Creation Offer (EWCO). All capital and planting payments have been made. The purchaser must ensure it is well established and for this there are annual maintenance payments of £1,386.00 p.a. until 2033. 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. The land is within the Lincolnshire Wolds Area of Outstanding Natural Beauty. Alternative uses would require planning permission.

## WOODLAND STATUS

The woodland is still with the EWCO and The Forestry Commission are the body to consult regarding any proposed tree felling including thinning, which must be approved by them. The woodland has not been registered with the woodland carbon code.

## COVENANTS

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

## TAX ADVANTAGES

There are currently a number of tax advantages to owning woodlands. Any timber sold is free from income 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 rights are included in the sale so far as they are owned.

## TITLE AND TENURE

The property is sold freehold with vacant possession. The woodland falls in two titles, Part LL405209 and Part LL405210.

## 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 by appointment only. Please contact the agent to arrange. 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 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.  
*These particulars were prepared in March 2025.*





**DISCLAIMER**  
 Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given 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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 - All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Old Bank Chambers, Horncastle. LN9 5HY  
 Tel: 01507 522222  
 Email: [landagency@robert-bell.org](mailto:landagency@robert-bell.org)

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# INFORMAL TENDER FORM

**PROPERTY**     Harts Wood – 10.8 Acres

**TENDER DATE**     12 Noon on Thursday 1<sup>st</sup> May 2025

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

WHOLE –     in the sum of £.....

The acquisition will be funded by:

.....

Tenderer(s) .....  
Signature: .....

Purchasers .....  
Name: .....

Address: .....  
.....

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

Solicitors: .....

## 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 HARTS WOOD TENDER)
  - By attaching this form to landagency@robert-bell.org (subject HARTS WOOD TENDER)
2. Tenders must be received no later than 2pm 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.



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