

For Sale by Informal Tender

Deadline: 16th May 2025 by 12 noon.

Woodland at Burgh Le Marsh – approx. 1 Acre

Willow Way, Gravel Pits Lane, Burgh Le Marsh, PE24

BELL



Willow Way- Approx 1 acre

Gravel Pits Lane, Burgh Le Marsh, Lincolnshire

Willow Way is a small rectangular wood positioned in a quiet location just outside of Burgh Le Marsh, in Lincolnshire.

Currently utilised as a community asset, the wood is laid out with a series of small walking trails. The wood is established with mixed deciduous species, suitable for amenity uses, with potential for environmental or forestry management.

A pre planning response has also been received from ELDC planning department which indicates a leisure/tourism use could be supported.

Available with vacant possession and for sale by way of Informal Tender. **Deadline is 16th May 2025 by 12 noon.**

Location-

The wood is located at the junction between Gravel Pits Lane and Bratoft Lane, just outside of Burgh Le Marsh. It is easily accessible and close to the main road network to the east coast.

Skegness -5 miles

Spilsby - 6miles

Horncastle – 15 miles

GENERAL DESCRIPTION

Species and Timber-

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

The wood has not been in active management in the recent past. There is the opportunity to enhance the wood for personal amenity and environmental value.

Access-

The wood fronts both Gravel Pits Lane and Bratoft Lane. There is a gated entrance on Gravel Pits Lane.

Boundaries-

Boundaries appear to be formed in a combination of timber fencing, wire fencing and mature hedging.

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 within the Lindsey Marsh Drainage Board Area. So far as we are informed no payments are made.

Rural payments-

So far as we are informed 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 catchment.

Woodland Status-

Other than its status as a Priority Habitat as above, the woodland has no further protected status to our knowledge. The Forestry Co mission 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 woodland. 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 & Tenure

The land is held under a freehold title.

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 that 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. 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

FAO Jessica Spurrier

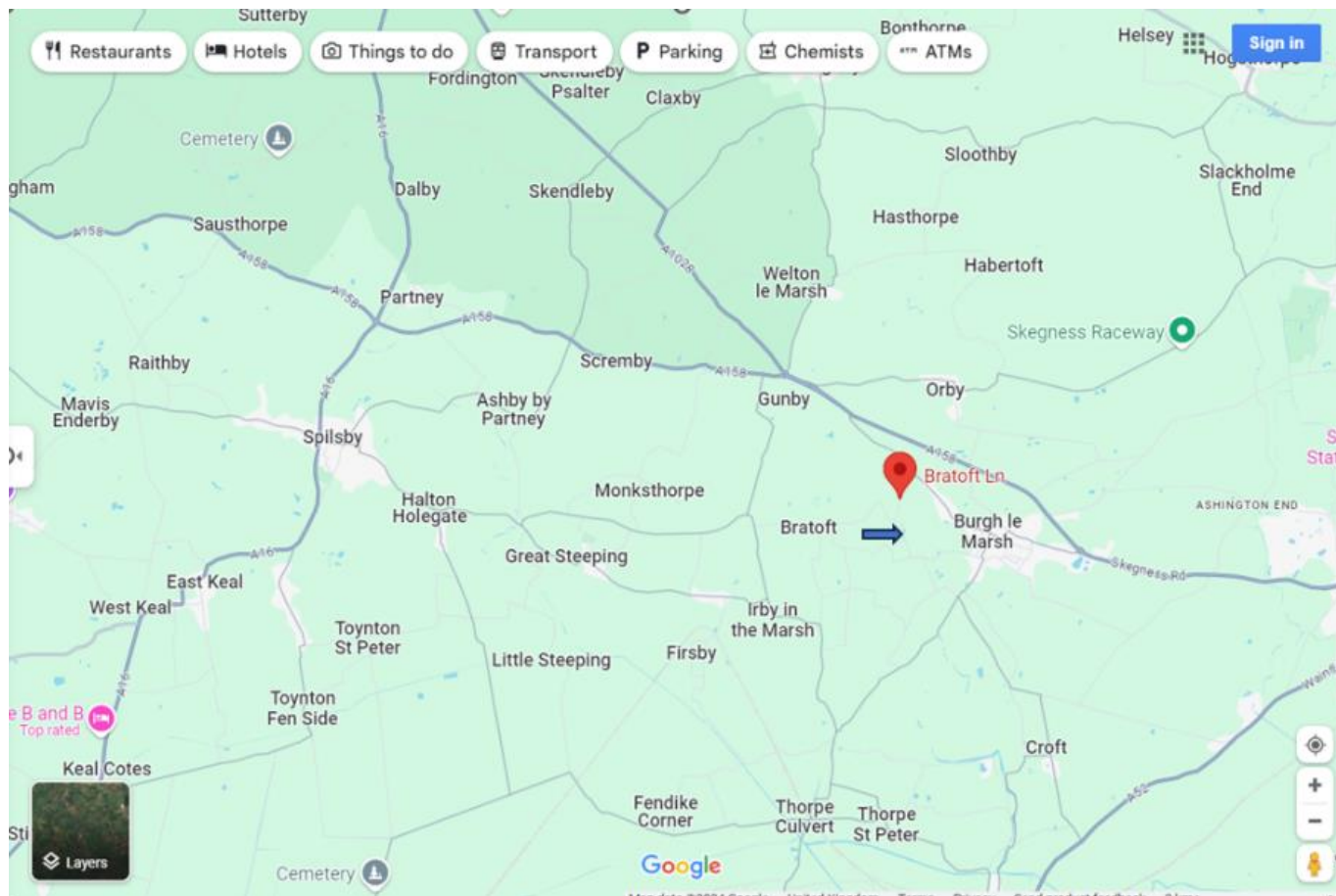
Tel 01507 522222

Email jessicaspurrier@robert-bell.org

These particulars were prepared in September 2024

These particulars were prepared in July 2024.





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robert-bell.org/agriculture



CAAV



RICS



INFORMAL TENDER FORM

PROPERTY Willow Way, Gravel Pits Lane, Burgh Le Marsh

TENDER DATE 16th May 2025 by 12 noon.

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 – 1 acre 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 BURGH LE MARSH TENDER)
 - By attaching this form to george@robert-bell.org (subject BURGH LE MARSH 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.

