



2.64 Acres Woodland, Grasby Road

North Kelsey Moor | Market Rasen | LN7 6HJ

For Sale by Informal Tender | Guide Price £35,000



Perkins George Mawer & Co.

Chartered Valuation Surveyors & Estate Agents.
Agricultural & Fine Art Auctioneers.

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Market Rasen | LN7 6HJ

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PGM&CO are instructed to offer for sale a small compartment of established mainly broadleaved tree species considered to offer valuable amenity for forestry, investor or conservation use.

- Secluded woodland parcel
- Potential for range of uses
- Significant amenity value
- Access via Right of Way
- Tender Date: Friday 12th December 2025 at 12 noon
- Guide Price: £35,000

Location

The land lies in the open countryside between North Kelsey Moor and Grasby. The market town of Caistor is situated just 4 miles to the east and Brigg is 7.50 miles north west. All distances are approximate.



Description

Situated in a peaceful location this small woodland coppice is of regular shape and accessed via a private track. It is stocked with a mix of native broadleaf species being mainly Oak and Ash, with some Sycamore, Rowan and Hawthorn.

It is largely unmanaged and a new owner may wish to undertake some thinning to maintain the woodland for the future.

Considered to be a haven for wildlife the potential exists to enhance the environmental/conservation offering. Alternatively it could provide a weekend retreat to relax and unwind in nature.

Access/Boundaries

The property is accessed via a private track over which a right of way exists. It connects directly onto Grasby Road, a public highway.

Indicative boundaries are shown for Identification Purposes Only in red on the attached plan. The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agent will be responsible for defining the boundaries or their ownership.

Services

It is understood there are no services connected to the land. Prospective purchasers should make their own enquiries in this regard.

Tenure and Possession

The land is Freehold. Vacant Possession will be granted on completion.

Title

The land is registered under Title Number LL427579.

Mineral, Sporting, Timber Rights

All mineral rights, sporting rights and standing timber are included in the sale unless specifically exempted by legal deed.

Wayleaves, Easements, Rights of Way

The property is offered for sale subject to all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity suppliers and other rights easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

Outgoings

There are no known outgoing.

VAT

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

Taxation

Commercial woodland can offer advantageous tax benefits under certain circumstances. Prospective purchasers are advised to seek independent advice in this area.

Method of Sale

The property is offered for sale by Informal Tender, as a whole. Interested parties are invited to submit their offer(s) on the attached Tender Form in a sealed envelope marked 'Woodland - North Kelsey Moor' by 12 noon on Friday 12th December 2025, to the offices of the Selling Agents at Perkins George Mawer & Co., Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH.

Tenders submitted via email are also accepted and should be forwarded to: nick@perkinsgeorgemawer.co.uk

Viewing

The Land may be viewed at any reasonable time during daylight hours. the viewer must have Particulars of Sale to hand. There is a small culvert/bridge access into the wood at the westerly most point of the woodland adjoining the track. Please be aware of potential hazards in the course of inspecting.

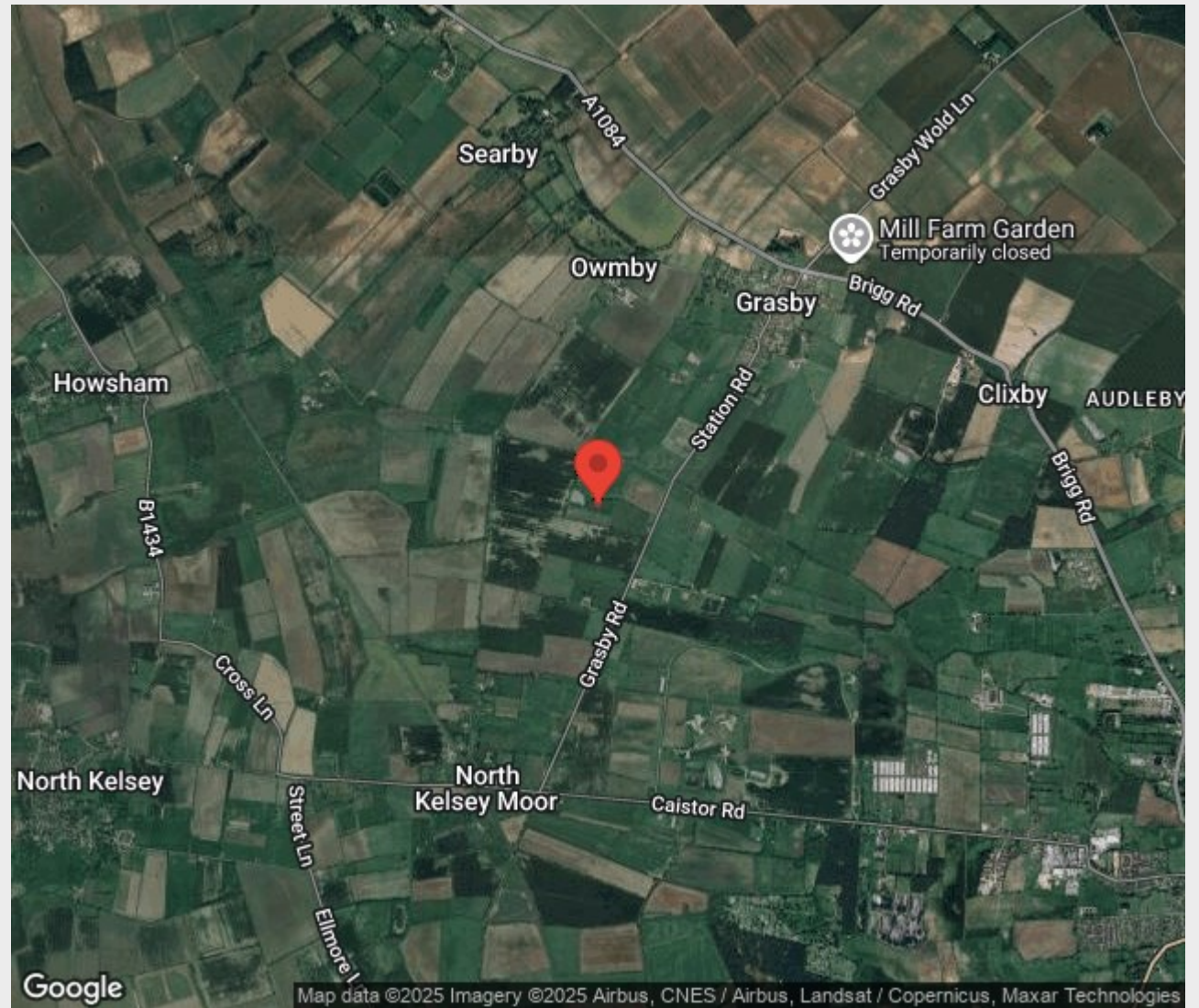
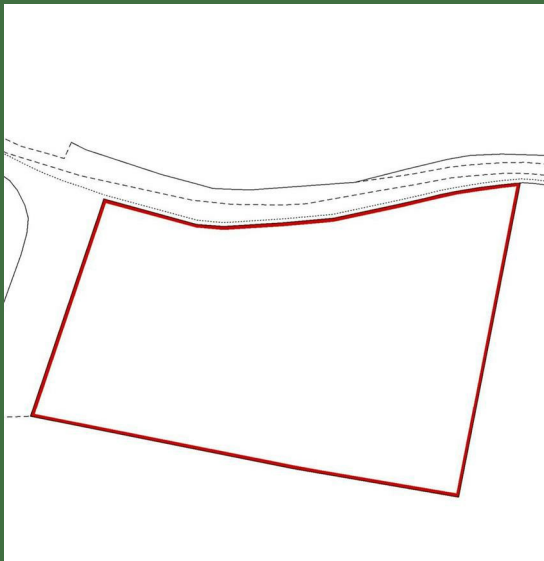
Buyer Identity Check

Prospective buyers will be required to provide the necessary identification for the purposes of the Anti-Money Laundering regulations.

Solicitor

Symes Bains Broomer (ref: Ms J Musgrave)
2 Park Square, Laneham Street, Scunthorpe, North Lincolnshire DN15 6JH
T: 01724 408224





Perkins George Mawer & Co
 Corn Exchange Chambers
 Queen Street
 Market Rasen
 Lincolnshire
 LN8 3EH

01673 843011
info@perkinsgeorgemawer.co.uk
www.perkinsgeorgemawer.co.uk

Agents Note:
 Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



TENDER FORM

2.64 Acres Woodland, Grasby Road, North Kelsey Moor, Market Rasen,
Lincolnshire, LN7 6HJ

(I/We) Name:

Address:

.....

Tel No:

Email:

Hereby offer to buy the property described as **2.64 Acres Woodland, Grasby Road, North Kelsey Moor, Market Rasen, Lincolnshire, LN7 6HJ** in the Particulars of Sale as prepared by the Selling Agents, Perkins George Mawer & Co. for the sum of:-

The whole :

and agree that in the event of my offer being accepted in accordance with the Conditions of Sale (overleaf) to pay the said purchase money and complete the purchase. In the event of being successful my **Solicitors** are:-

Name:

Address:

.....

Tel No:

Email:

I can confirm we are / are not (*delete as appropriate*) cash buyers.

Signed: **Date:**

Conditions of Sale:

1. All offers must reach the Market Rasen Office of Perkins George Mawer & Co. at the Corn Exchange Chambers, Queen Street, Market Rasen, Lincolnshire LN8 3EH **no later than 12-noon on Friday 12th December 2025** by either post or email. No late offers will be considered.
2. Postal offers should be submitted in writing in a sealed envelope clearly marked “**Woodland - North Kelsey Moor**” in the top left corner.
3. Email offers should be sent to nick@perkinsgeorgemawer.co.uk only. They will be printed and put in a sealed envelope.
4. Offers must be for a precise sum of pounds sterling, and it is advised that offers should be for an odd figure to avoid the possibility of identical bids.
5. No offer will be considered which is calculable only by reference to another offer.
6. Offers should be made Subject to Contract only.
7. Offerors should state whether their offers are for cash or whether they are dependent upon borrowing or the sale of other property. If borrowing is involved, the source and availability of funds should be confirmed.
8. Please ensure that you clearly indicate which lot or combination of lots your offer is for (where applicable).
9. Letters of offers should include the full names and address of the proposed purchaser together with the name and address of the Solicitor who will be acting.
10. The vendors do not undertake to accept the highest or any offer.
11. Offeror(s) will be notified in writing to confirm whether or not their offer has been accepted within 5 working days. The successful offeror(s) will be expected to complete the purchase as soon as possible thereafter.
12. Successful purchaser(s) will be required to provide the necessary identification for the purposes of Anti-Money Laundering Regulations.