

# HOLTON ROAD, NETTLETON, MARKET RASEN

27.60 Acres (11.17 Hectares) Amenity Woodland

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# HOLTON ROAD, NETTLETON MARKET RASEN, LINCOLNSHIRE

(Caistor approximately 3 miles, Market Rasen 7 miles)

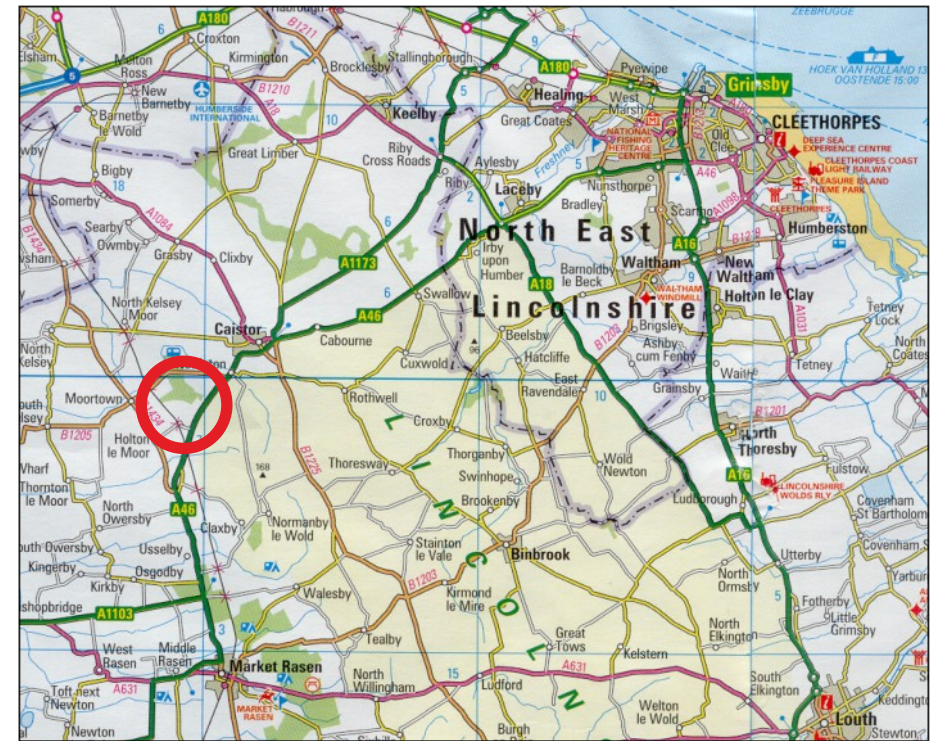
## 27.60 ACRES

(11.17 hectares) or thereabouts

## AMENITY WOODLAND

FOR SALE AS A WHOLE BY PRIVATE TREATY

Guide Price: £175,000.00



### Introduction

A unique opportunity to acquire a substantial block of mixed amenity woodland, extending to approximately 27.60 acres (11.17 hectares), comprising a variety of tree species including; Silver Birch, Sycamore, Pine, Oak and others.

Located on the edge of the Lincolnshire Wolds, an Area of Outstanding Natural Beauty (AONB).

### Selling Agents

DDM Agriculture

Eastfield, Albert Street, BRIGG, DN20 8HS

Ref: Cecilie Lister

Telephone: 01652 653669

Mobile: 07733 706292

E-mail: [cecilie.lister@ddmagriculture.co.uk](mailto:cecilie.lister@ddmagriculture.co.uk)



## General Remarks and Stipulations

### **Location**

The Woodland is located approximately one mile to the south of the village and civil parish of Nettleton, within the West Lindsey district of Lincolnshire, on the edge of the Lincolnshire Wolds. The Woodland can be accessed via a right of way over a gated entrance on the western side of Holton Road (A46), which is owned by a third-party, being the property known as 'Brackenfield' (marked brown on the Site Plan). The market town of Caistor sits approximately three miles to the north-east and the market town of Market Rasen lies approximately seven miles to the south.

### **Services**

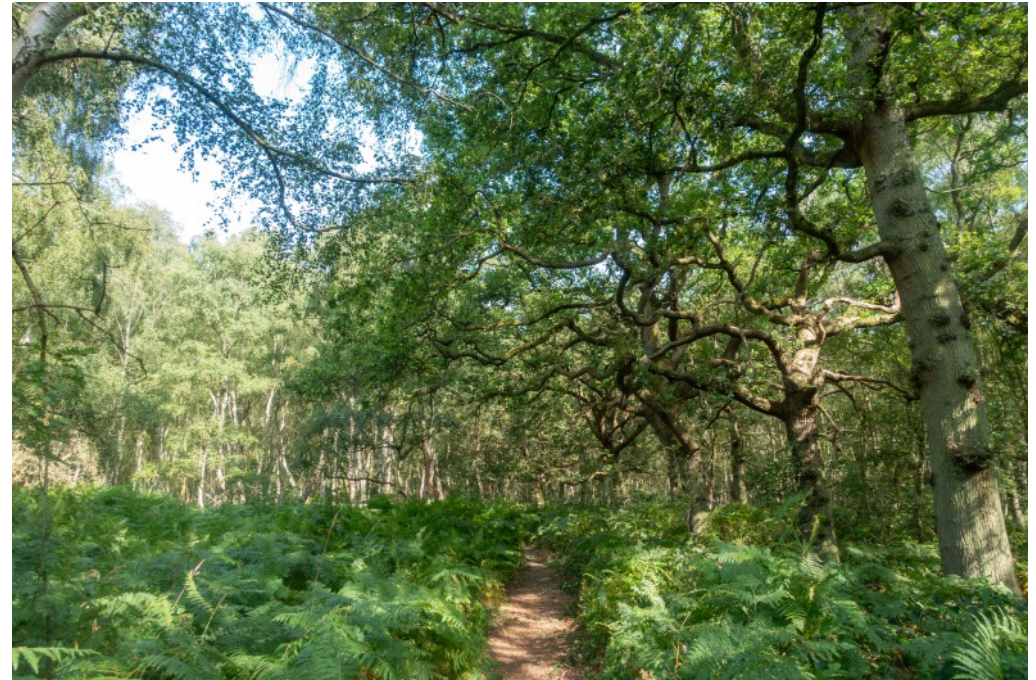
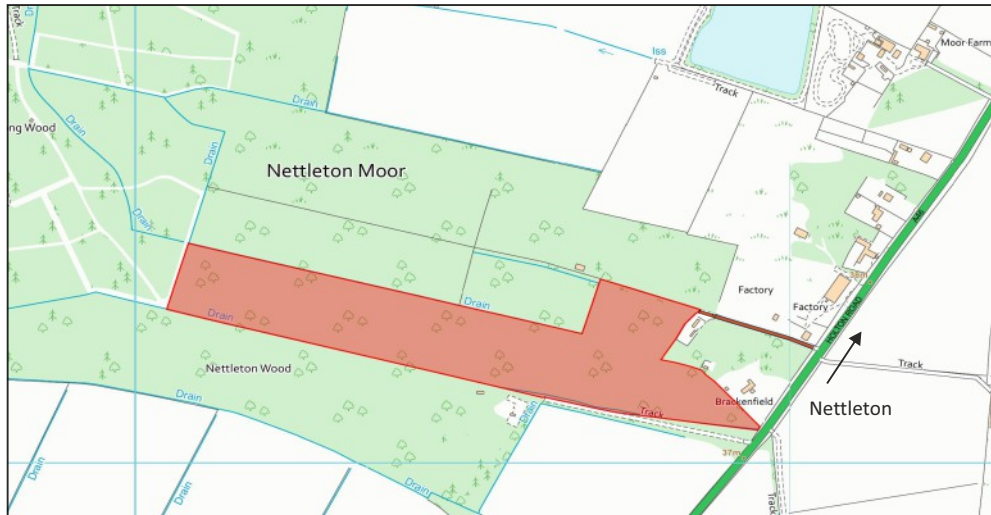
There are no services connected to the land.

### **Tree Preservation Orders (TPOs)**

All trees within the Woodland are subject to a Tree Preservation Order (TPO) dated 28 February 1995.

### **Wayleaves, Easements & Rights of Way**

The Woodland benefits from an access on the northern boundary, which is subject to a right of roadway at all times and for all purposes. The Woodland is sold subject to any other wayleaves, easements and other rights of way, whether mentioned in these particulars or not.



### Tenure & Possession

The land is registered on HM Land Registry under Title number LL412749 and is offered for sale freehold and with the benefit of vacant possession.

### VAT

The sale is agreed on a VAT exclusive basis. However, the Purchaser(s) shall indemnify the Vendors for any VAT which may subsequently be payable.

### Viewing

The land may be viewed at any reasonable time during suitable daylight hours, when being in possession of a copy of these sale particulars.

### Method of Sale

The land is offered for sale as a **whole by Private Treaty**. Interested parties are invited to speak to Cecilie Lister of the Selling Agents on 07733 706292 or contact the office on 01652 653669 to discuss their interest.



### Important Notice

DDM Agriculture for themselves and the Owner of this property, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
- (ii) The purchaser(s) must rely on their own enquiries by inspection or otherwise on all matters.
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