

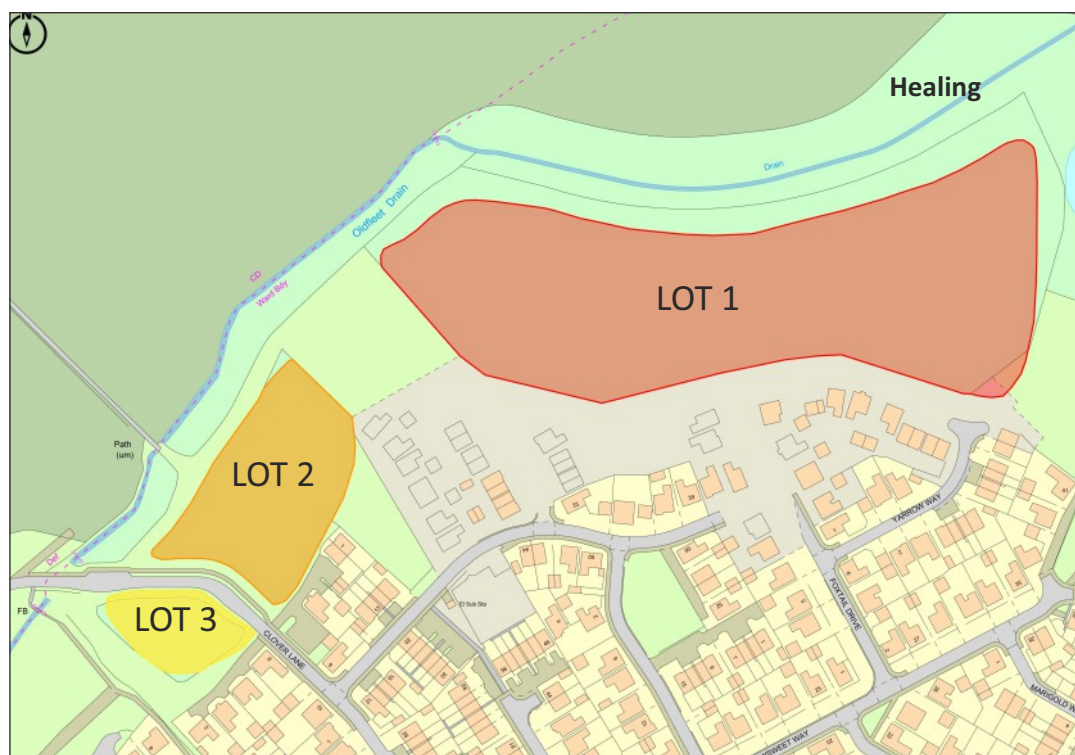
STALLINGBOROUGH ROAD, HEALING GRIMSBY, NORTH EAST LINCOLNSHIRE

(Grimsby 3 miles, Caistor, 10 miles)

7.86 ACRES

(3.19 Hectares), or thereabouts

AMENITY WOODLAND



**FOR SALE AS A WHOLE OR IN UPTO THREE LOTS BY INFORMAL TENDER
WITH A CLOSING DATE OF 12 NOON FRIDAY 27 NOVEMBER 2026**

FREEHOLD WITH VACANT POSSESSION

Solicitors

Wilkin Chapman Rollits
11-15 Brayford Wharf East
LINCOLN
LN5 7AY
Tel: 01522 512345

Ref: Gillian Smith
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Selling Agents

DDM Agriculture
Eastfield
Albert Street
BRIGG, DN20 8HS
Tel: 01652 653669

Ref: Tom Norman
E-mail: tom.norman@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The land is situated off Stallingborough Road in the village of Healing in North East Lincolnshire. The town of Grimsby is situated approximately 3 miles to the east and the market town of Caistor is situated approximately 10 miles to the south west.

The Woodland

The woodland comprises of a variety of densely packed young trees. The woodland extends to a total 7.86 acres (3.19 hectares) and is split into three different sized plots (see schedule below). All of the land is registered with HM Land Registry under the Title Number HS373203.

Access

Access to each Lot is via the public highway.

Woodland Grant

The whole woodland is subject to an existing English Woodland Grant Scheme with the Forestry Commission. The Agreement is transferable to a buyer(s), subject to approval by the Forestry Commission. Please contact the Selling Agents for further information.

Schedule

Lot 1 - 5.95 acres (2.41 hectares) coloured red.
Lot 2 - 1.45 acres (0.59 hectare) coloured orange.
Lot 3 - 0.46 acre (0.19 hectare) coloured yellow.

VAT

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

Easements, Wayleaves & Rights of Way

The land is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements, wayleaves and all rights of access, whether mentioned in these particulars or not.

Viewing

The land may be viewed at any reasonable time during daylight hours and being in possession of a set of these particulars.

Method of Sale

The land is offered for sale as a whole or in upto three Lots by **Informal Tender**. The Seller does not undertake to accept the highest, or indeed any offer but best and final offers should be submitted on the prescribed Tender Form, available from the Selling Agents in accordance with the following:-

1. Expressed as a lump sum total (not per acre) and clearly identifying any conditions proposed.
2. Confirm full name and address and contact telephone number of Buyer(s).
3. Confirm full name and address and contact telephone number of Solicitor.
4. Confirm whether the offer is on the basis of cash, or conditional upon unconfirmed finance or sale of other property.
5. Submitted in a sealed envelope marked **"7.86 Acres, Healing Tender"**.
6. Submitted not later than **12 noon on Friday 27 November 2026**.

To avoid the duplication of offers it is suggested that any tender submitted should be for an uneven amount of money. Furthermore escalating bids or offers made by reference to other bids are not acceptable.



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 including BPS or other consents.
- (iii) The information in these particulars is given without responsibility on the part of DDM Agriculture or their clients. Neither DDM Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
- (iv) Any areas and/or measurements or distances referred to are given as a guide and are not precise.