

For Sale by Private Treaty



Partney Privets – 6.3 Acres

Hardings Lane, Partney, Near Spilsby, PE23 4PZ





## 6.3 Acres of Woodland

Hardings Lane, Partney, Near Spilsby, PE23 4PZ

Partney Privets is a rectangular wood positioned in a quiet location. It benefits from a right of access from Hardings Lane and is close to the A158 near Partney.

The woodland is established with mixed deciduous species, suitable for amenity uses, with potential for environmental or forestry management.

Available as a whole with vacant possession by Private Treaty.

Guide Price: £35,000

### LOCATION

The woodland is located north of Hardings Lane between Partney and Ashby by Partney, north east of Spilsby. The woodland is easily accessible and close to the main road network to the coast.

Spilsby – 2 miles

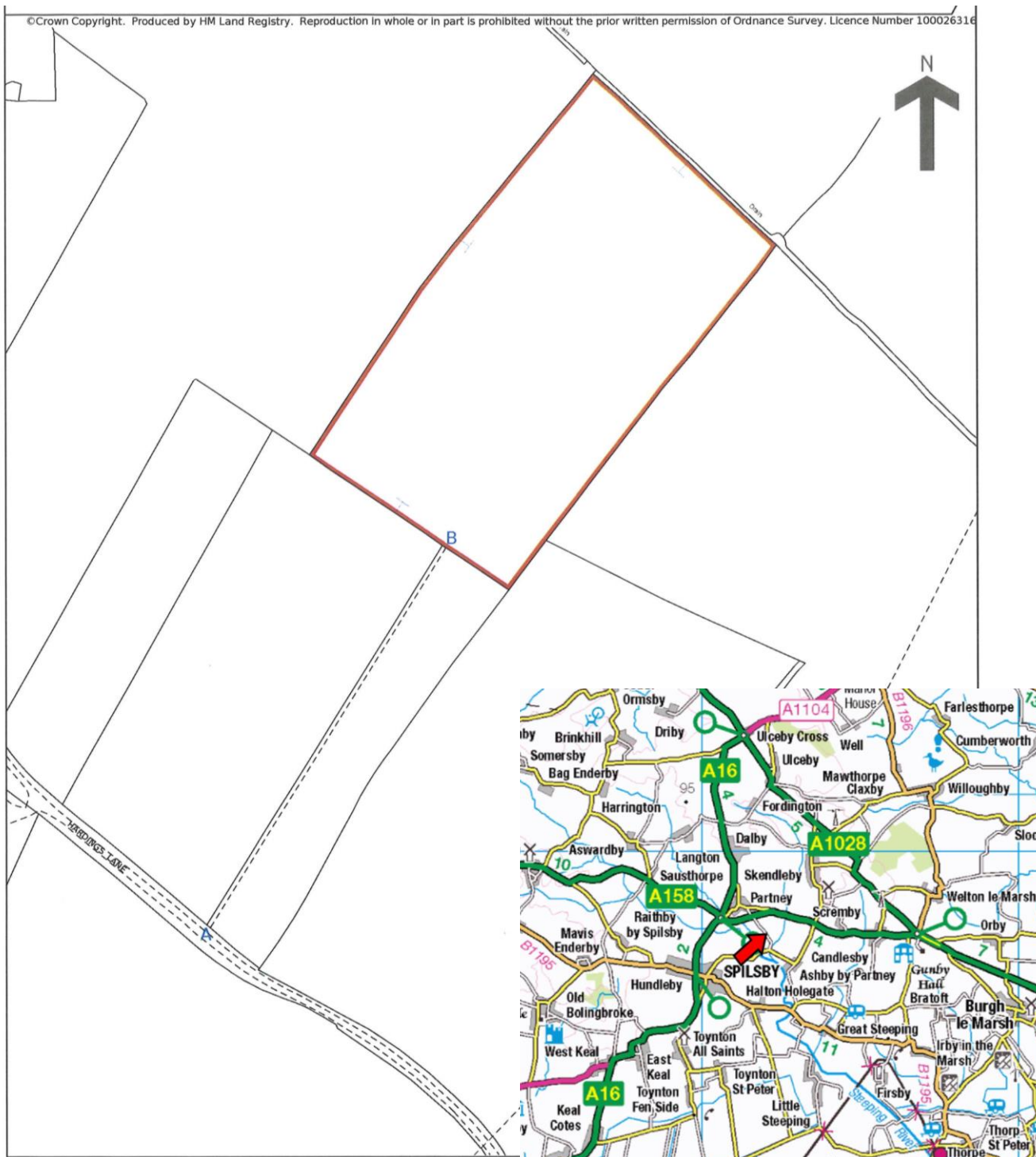
Skegness – 10 miles

Horncastle – 10 miles

Distances are approximate

### GENERAL DESCRIPTION

Partney Privets is a block of mature mixed deciduous wood and scrubland in a quiet rural setting, accessed by right of way over a grass field off Hardings Lane.



The wood has been largely unmanaged and has potential for personal amenity purposes, shooting or as an environmental project.

#### SPECIES AND TIMBER

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

The woodland has not been in active management in the recent past, so there is scope to increase this. There is also the opportunity to enhance the woods for personal amenity and environmental value.

#### SOIL

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Salop; Reddish Till; slowly permeable seasonally waterlogged reddish fine loamy over clayey.

#### SCHEDULE

Ordnance Survey 1906 Edition

OS No.	Hectares	Acres
165	2.559	6.298

Land Registry Title

Title No.	Hectares	Acres
LL294487	2.56	6.33

#### ACCESS

There is a right of way over the grass field (OS166) between the woodland and Hardings Lane, shown on the plan as between points A and B. The title refers to "...at all times and for all purposes with or without horses carts or other vehicles mechanically propelled or otherwise to pass and repass over and along the right of way marked "A" and "B"..."

#### BOUNDARIES

The woodland has a clear boundary, being hedges on three sides and a ditch on the northern edge. The title

refers to a covenant to "maintain good and sufficient stockproof fences on the boundaries ... which a "T" marks inwards appear on the plan..."

#### 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 outside of the Drainage Board area and there are no drainage charges payable as far as we are aware.

#### RURAL PAYMENTS

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 (East Lindsey Local Plan). It is classified as woodland and is on the Priority Habitat Inventory as Deciduous Woodland.

#### WOODLAND STATUS

Other than its status as a Priority Habitat as above, the woodland has no further protected status to our knowledge. The Forestry Commission 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 woodlands. 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 AND TENURE

The property is sold freehold with vacant possession. The land is registered under title LL294487.

#### 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 they are responsible for their own safety and accordingly view at their own risk. They should park on the roadside (safely and consciously of the single track road, Hardings Lane) and then walk up the right of way.

#### METHOD OF SALE

The land is offered for sale by private treaty 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.

#### AGENT

Robert Bell & Company, Horncastle

F.A.O. Jessica Spurrier

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These particulars were prepared in February 2024.





Partney Privets

ACCESS



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