

For Sale by Tender

Approximately 5 Acres of Mature Woodland

The Grove, South Thoresby, Alford

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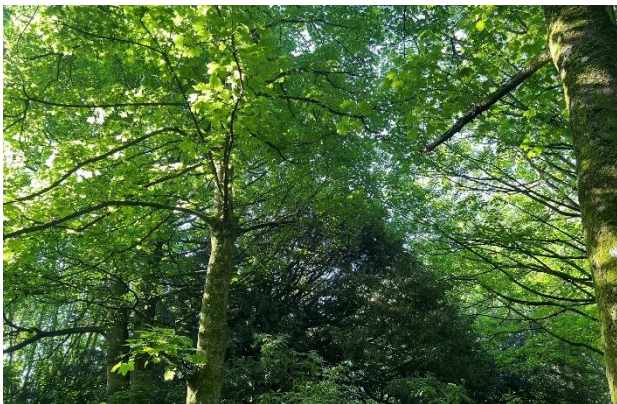
A block of mature woodland, with road frontage situated on the edge of the Lincolnshire Wolds National Landscape.

The wood contains a range of species and mixed age trees, suitable for amenity and leisure uses.

**Available as a whole by Tender
with vacant possession**

**Closing date for Tenders:
12 Noon, Thursday 16th of July 2026**

GUIDE PRICE: £35,000



LOCATION

The woodland is situated on the road between Aby and South Thoresby, north west of Alford. It is easily accessible and in a beautiful area on the edge of the Lincolnshire Wolds National Landscape.

Alford – 5 miles
Louth – 9 miles
Horncastle – 14 miles
Distances are approximate

What3Words Location: [///amid.commuting.workshops](https://www.what3words.com/#!/amid.commuting.workshops)

GENERAL DESCRIPTION

The Grove is a block of mature woodland in a single parcel of approximately 5 acres (subject to survey). Part of the wood is on a steep slope with shallow ponds at the bottom. The wood is well established providing both amenity and environmental value. It is an attractive natural asset and may lend itself to ongoing conservation or recreational use.

SPECIES AND TIMBER

The woodland is well established and comprises a variety of species including Ash, Sycamore, Yew, Hazel, Oak, Beech and other broadleaved trees, creating a diverse and attractive natural environment. No recent management has occurred but there is potential for thinning for firewood subject to the necessary consent from the Forestry Commission.

SOIL TYPE

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Andover. Chalk - Shallow well drained calcareous silty soils over chalk on slopes and crests. Deep calcareous and non-calcareous fine silty soils in valley bottoms. Striped soil patterns locally. Suitable for cereals.

ACCESS

The woodland adjoins the public highway along part of its boundary, providing direct roadside access, although there is currently no formal access point.

BOUNDARIES

The property is bounded by a country road along one side, with the remaining boundaries generally defined by established woodland edges and post-and-wire fencing separating it from the neighbouring quarry.

OUTGOINGS

None that we are aware of.

SERVICES

There are no services to the woodland. Prospective purchasers should make their own enquiries on the prospect of connecting to mains services.

SCHEMES

The woodland is not entered into any schemes that we are aware of.

PLANNING

The woodland is in the East Lindsey District Council area and is classified as woodland. Alternative uses would require planning permission.

WOODLAND STATUS

The woodland is on the Priority Habitat Inventory as Deciduous Woodland with the UID reference PHID54062043_037745788. There is no further protected status to our knowledge, but the Forestry Commission are the body to consult regarding any proposed tree felling, which must be approved by them.

COVENANTS

None that we are aware of.

TAX ADVANTAGES

There are currently a number of tax advantages to owning woodlands. Any timber sold is free from income tax. There are also exemptions from Capital Gains Tax available, and woods qualify for inclusion in Self Invested Pension Plans.

SPORTING, TIMBER & MINERAL RIGHTS

The timber, mineral and sporting rights are included in the sale so far as they are owned.

TITLE AND TENURE

The property is sold freehold with vacant possession and it currently unregistered.

DISCLAIMER

Robert Bell & Company for themselves and for vendors or lessors of this property give notice that:

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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 across the woodland, although a footpath does run along the northern boundary.

VALUE ADDED TAX

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

VIEWING

Viewing is permitted during daylight 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.

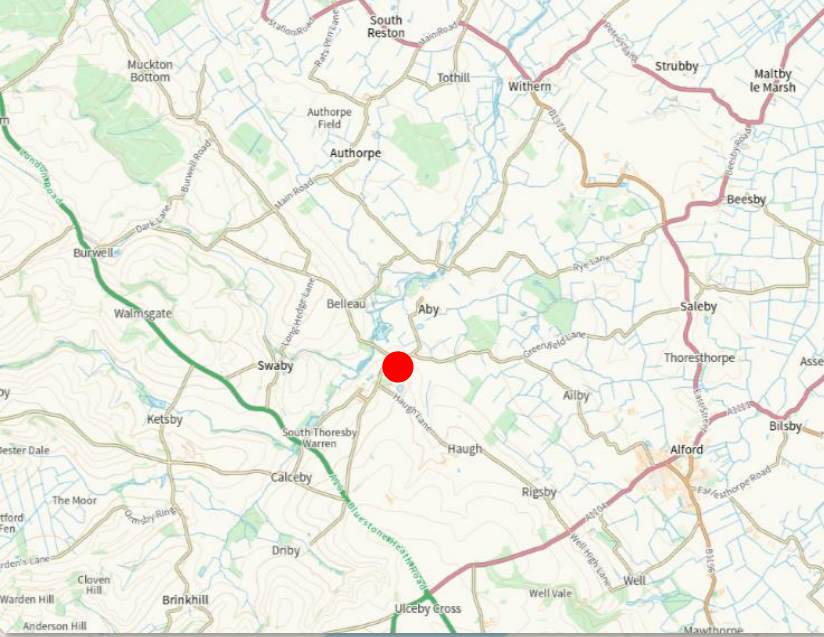
METHOD OF SALE

The land is offered for sale by 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.

These particulars were prepared in June 2026.



Map produced on LandApp. Not to Scale



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