

A photograph of a mature woodland. A dirt path winds through the center of the scene, flanked by lush green undergrowth and numerous trees. In the distance, a field of purple flowers is visible. The trees are tall and have dense green foliage. The lighting is bright, suggesting a sunny day.

**For Sale by Tender**

**Mature Woodland – 4 Acres**  
South of Lincoln

**BELL**



## **Mature Woodland Extending to 4 Acres South of Lincoln**

An attractive block of woodland in a quiet rural location yet handy for the city of Lincoln.

The wood contains a variety of trees, flora and fauna including some fine mature beech as well as sycamore, ash and some horse chestnut.

Bluebells, violets, celandines and wild garlic can also be found.

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

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

## GENERAL DESCRIPTION

The attractive mature woodland contains a variety of trees, flora and fauna including some fine mature beech as well as sycamore, ash and some horse chestnut. Bluebells, violets, celandines and wild garlic can also be found. A timber shed provides some shelter.

## LOCATION

The woodland is situated in a well-regarded parish just a few miles southeast of the historic cathedral city of Lincoln and is outlined in red on the plan.

## SOIL TYPE

The land is shown as Grade III on the MAFF Land Classification and on the Soil Survey for England as; Elmton 1, Jurassic Limestone. Shallow well drained brashy calcareous fine loamy soils over limestone. Shallow lime-rich soils over chalk or limestone, freely draining.

## ACCESS

The woodland is accessed by right of way over a tarmac drive (shown yellow on the plan) with shared liability according to user, and then by track (shown green on the plan), also with shared liability.

## BOUNDARIES

There are hedges or post and wire fencing to some boundaries.



## OUTGOINGS

None that we are aware of.

## SERVICES

There are no services to the woodland although it is understood that mains water has been connected in the past. There is an earth closet. 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 North Kesteven District Council area and is classified as woodland. Alternative uses would require planning permission.

## COVENANTS

The land is subject to covenants requiring a reasonable contribution towards repair and maintenance of the accessways, prohibiting buildings over 60 sq ft, temporary structures, or business use, and preventing nuisance to neighbours. Trees may not be felled without the original vendor's consent, except for woodland management, and the neighbouring shoot must not be interfered with. Copies of the covenants are available from the agents.

## 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 AND 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 under the title number LL232086.

## 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

Viewings are strictly by appointment only on designated viewing days and times. Interested parties are requested to register their interest by email to [landagency@robert-bell.org](mailto:landagency@robert-bell.org) or by calling 01507 522222, *Option 4*. 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 May 2026.*

## DISCLAIMER

Messrs Robert Bell & Company for themselves and for vendors or lessors of this property whose agents they are given notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Messrs Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.



Map produced on LandApp. Not to Scale



Old Bank Chambers, Horncastle. LN9 5HY  
Tel: 01507 522222  
Email: [landagency@robert-bell.org](mailto:landagency@robert-bell.org)

[www.robert-bell.org](http://www.robert-bell.org)



# INFORMAL TENDER FORM



**PROPERTY**            **WOODLAND NEAR LINCOLN – 4 ACRES**

**TENDER DATE**        **12 Noon on Thursday 16th July 2026**

**I/We** .....

hereby offer to purchase, subject to contract, the property above and confirm our agreement to the terms of the tender procedure, as described in the Agent's accompanying particulars.

**THE WHOLE**            **In the sum of** .....

**In words** .....

**The acquisition will be funded by** .....

**Tenderer(s)  
Signature:** .....

**Purchasers Name:** .....

**Address:** .....

..... **Postcode:** .....

**Telephone:** ..... **Email:** .....

**Solicitors:** .....

## TENDER CONDITIONS

1. Tenders should be made out by completing the enclosed pro-forma and submitting:
  - In a sealed envelope to Robert Bell & Company, Old Bank Chambers, Horncastle, Lincolnshire, LN9 5HY (Envelope to be marked in the top left-hand corner 4 ACRES OF WOODLAND TENDER)
  - By attaching this form to an email addressed to [george@robert-bell.org](mailto:george@robert-bell.org) (Subject 4 ACRES OF WOODLAND TENDER)
2. Tenders must be received no later than 12 Noon on the tender date given.
3. Offers must not be by reference to any other offer or party and should be best and final offers for the land as described in these sale particulars.
4. All offers should be stated in pounds sterling, subject only to contract. We recommend that your offer is for an odd figure to avoid the possibility of duplicate bids.
5. You should confirm in your offer that you are able to fund the purchase and that your offer is not dependent upon either sale of other property or financing arrangements, which are not already in place.
6. The successful tenderer will be notified within 7 days and agrees that they will cooperate in referring the sale to solicitors and expedite exchange of contracts within 28 days of their solicitor receiving the contracts.
7. All tenders will be considered on their merits, and the Vendor reserves the right not to accept the highest or any tender.



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