

SEARBY CUM OWMBY LINCOLNSHIRE

(Caistor 4 miles, Brigg 7 miles)

2.50 ACRES

(1.01 Hectares) or thereabouts

AMENITY WOODLAND



FOR SALE BY INFORMAL TENDER

CLOSING DATE: 12 NOON THURSDAY 18 DECEMBER 2025

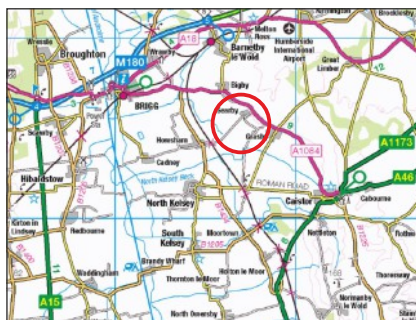
GUIDE PRICE:- £40,000.00

Freehold with Vacant Possession

Solicitors

Symes Bains Broome
2 Park Square
Laneham Street
SCUNTHORPE, DN15 6JH
Tel: 01724 281616

Ref: Jenny Musgrave
E-mail: jenny.musgrave@sbblaw.com



Selling Agents

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

Ref: Cecilie Lister
E-mail: cecilie.lister@ddmagriculture.co.uk

GENERAL REMARKS AND STIPULATIONS

Location

The woodland is situated to the west of Grasby Road, south of the village of Grasby, situated within the civil parish of Searby cum Owmbly, in the West Lindsey District of Lincolnshire. The market town and civil parish of Caistor is situated approximately 4 miles to the south-east and the market town of Brigg is situated approximately 7 miles to the north-west of the woodland.

Description

The woodland is registered with HM Land Registry, under the Title number LL427579, extending to a total area of 2.50 acres (1.01 hectares), or thereabouts. The land comprises an irregular-shaped block of woodland, consisting of a variety of tree species including...

The woodland is accessed via a third-party owned track which leads off the main Highway (Grasby Road).

Services/Outgoings

There are no services to the land, nor are there any outgoings payable.

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

As far as we are aware, the woodland is not subject to any Tree Preservation Orders (TPOs) or restrictions. Sporting rights are included within the sale insofar as they are owned. The land is sold subject to all rights of way, reservation of minerals, water, drainage, sporting rights, other easements and wayleaves and all rights of access, whether mentioned in these particulars or not.

Viewing

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

Method of Sale

The land is offered for sale as a **whole by Informal Tender**. The Vendor 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 Purchaser(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 **"2.50 Acres, Searby cum Owmbly Tender"**.
6. Submitted not later than **12 noon on Thursday 18 December 2025**.

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.



Ref: CL/SJP/BR-25/221
Date: 31 October 2025