



EAST RAVENDALE, NORTH EAST LINCOLNSHIRE

(Caistor 7 miles, Grimsby 6 miles)

4.42 ACRES

(1.79 hectares) or thereabouts

MATURE AMENITY WOODLAND



**FOR SALE BY PRIVATE TREATY
GUIDE PRICE: £25,000.00**

Solicitors

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Selling Agents

DDM Agriculture
Eastfield
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Ref: Tori Heaton
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General Remarks and Stipulations

Location

The woodland is situated to the north of the village of East Ravendale, just off the A18. The market town of Caistor lies approximately seven miles to the west and the town of Grimsby lies approximately six miles to the north.

Description

The woodland comprises a block of mature native broadleaves which extends to approximately 4.42 acres (1.79 hectares) with access directly off the B1203. Opportunities for amenity use and quiet enjoyment.

Tenure and Possession

The land is owned freehold and is being sold with the benefit of vacant possession.

Value Added Tax (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 and Rights of Ways

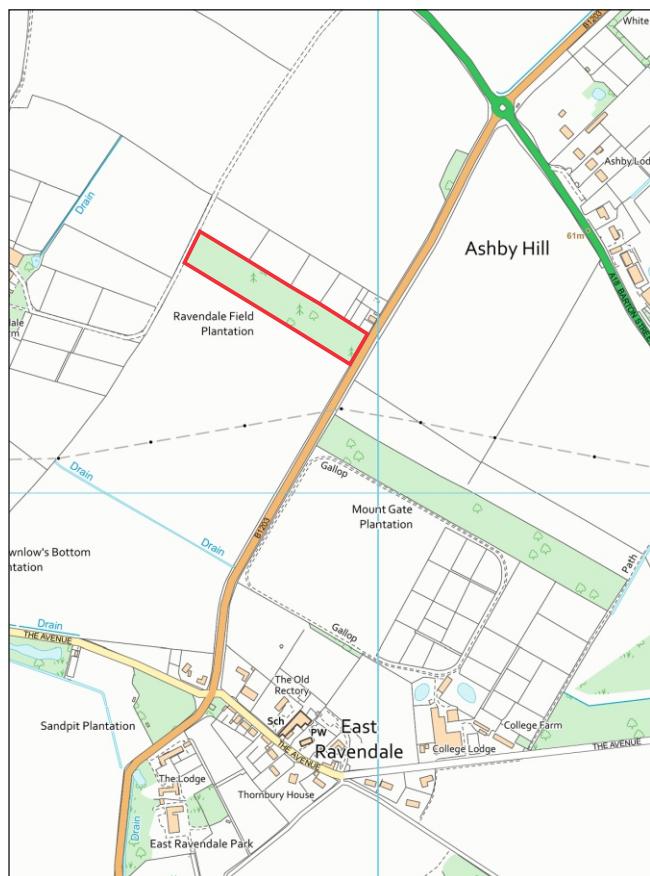
The property is sold subject to any rights of ways, reservation of minerals, water, drainage, sporting rights, easements and wayleaves and all rights of access whether mentioned in these particulars or not.

Viewing

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

Method of Sale

The woodland is offered for sale by Private Treaty. Interested parties are invited to discuss their interest with Tori Heaton of the Selling Agents on (01652) 653669 or (07970) 126304.



Important Notice

DDM Agriculture for themselves and the Vendors of this land, whose agents they are, give notice that:

- (i) These particulars have been prepared in good faith to give a fair overall view of the land, 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, planning 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 land.
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