



Freehold For Sale by Private Treaty
Harrison (Haugham & Burwell) Woodlands, Lincolnshire c.483ac (195ha)

M A S O N S
EST. 1850

For Sale as a Whole | Commercial Woodland extending to c.483ac (195ha) | Mixed age and species of both Conifers and Broadleaf Trees

Countryside Stewardship Agreement until 31/12/2027 providing an annual payment | Located in the Lincolnshire Wolds Area of Outstanding Natural Beauty

Well managed commercial woodland with amenity and sporting rights to include Game Shooting and Deer Stalking | Good internal access tracks leading to public highway

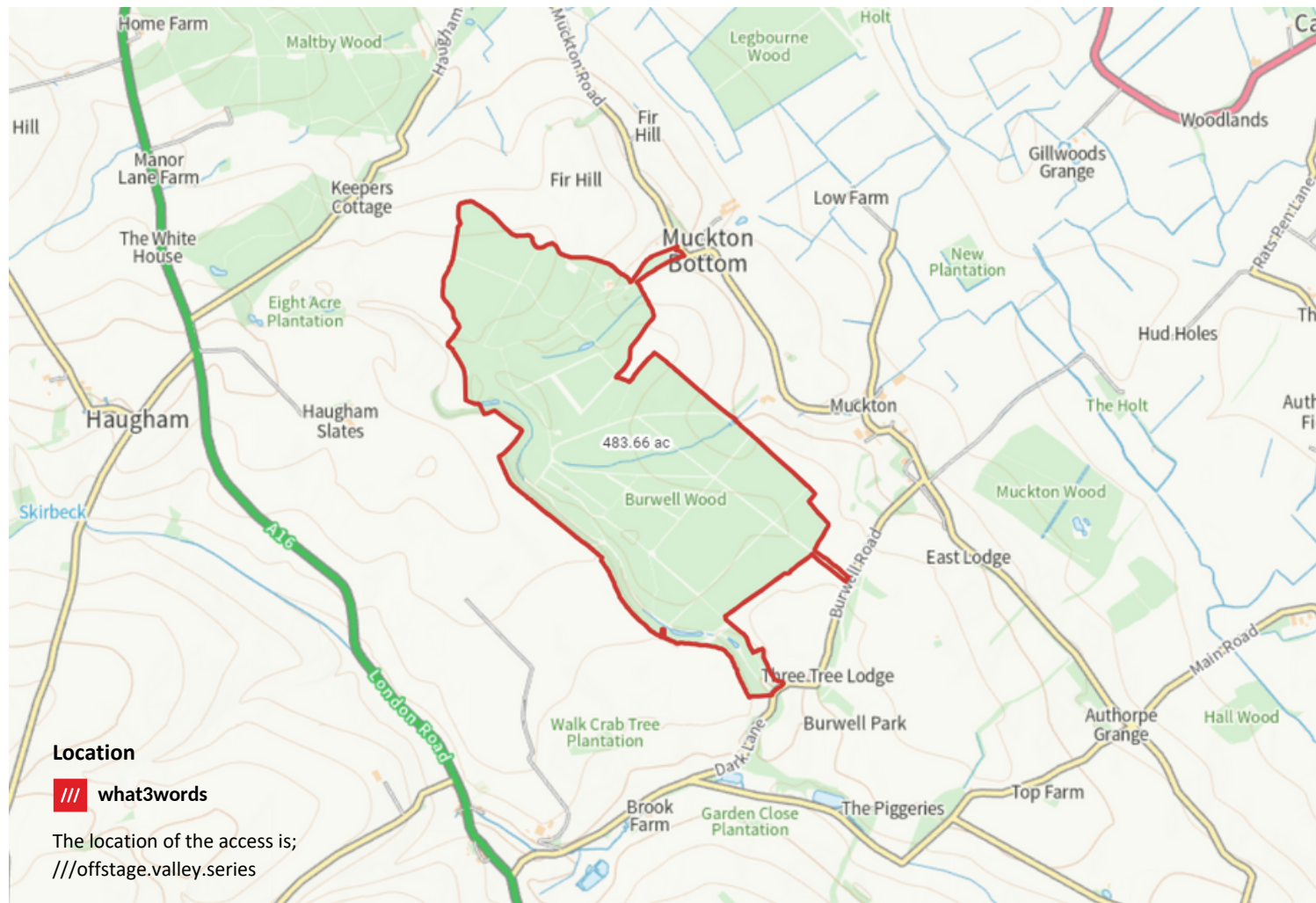
GUIDE PRICE £3,000,000



Harrison (Haugham and Burwell) Woodlands is believed to have been in existence since the early 1600s and is an attractive commercial woodland extending to c.483ac (195ha) and is being offered for sale as a whole. It comprises mixed age and species of both Conifer and Broadleaf trees and benefits from good internal access tracks. Situated in a rural location, the woodland maintains a tranquil and quiet character whilst still offering potential purchasers the opportunity to acquire a well managed commercial woodland.

The woodland generally lies on flat ground 70-85m above sea level with a narrow valley running along the south western edge. The soils are freely draining and slightly acidic but base rich and there are a number of ponds located throughout the woodland.

The woodland is a Planted Ancient Woodland Site (PAWS), with conifers being removed as part of the restoration of the ancient woodland. The woodland is also home to a Scheduled Ancient Monument as well as an HER monument record for earthworks.



WOODLAND MANAGEMENT PLAN

A 10 year Forestry Commission Woodland Management Plan commenced in 2022 and is in place to provide management guidance for both improving the commercial operations and enhancing the condition of the woodland with habitat management. Thinning and felling operations have been undertaken and provide an opportunity to remove diseased Ash and non-natives, and the next generation of tree planting has begun ensuring a diverse woodland in terms of age, structure and species range.

A Woodland Tree Health Grant is available subject to the necessary works being carried out and a claim being submitted. This agreement runs to September 2026.

COUNTRYSIDE STEWARDSHIP

A Countryside Stewardship Higher Tier Scheme was entered into in 2023 with a 5 year work programme currently in place for woodland improvement, alongside deer and squirrel control and management providing an annual revenue of £46,687.58 per annum across the site, subject to meeting the terms of the scheme.

The Countryside Stewardship Scheme will be transferred to the purchaser and the annual payment for the year in which the woodland is sold will be apportioned between the vendor and purchaser.



The selling agent advises prospective purchasers to review all of the associated Woodland Management Plan and Countryside Stewardship Scheme paperwork before submitting an offer.

ACCESS AND BUILDINGS

Access to and within the woodland is excellent, on clearly defined stone tracks and rides throughout, facilitating timber extraction and management operations with gated, well defined access points and ample splays for timber lorries.

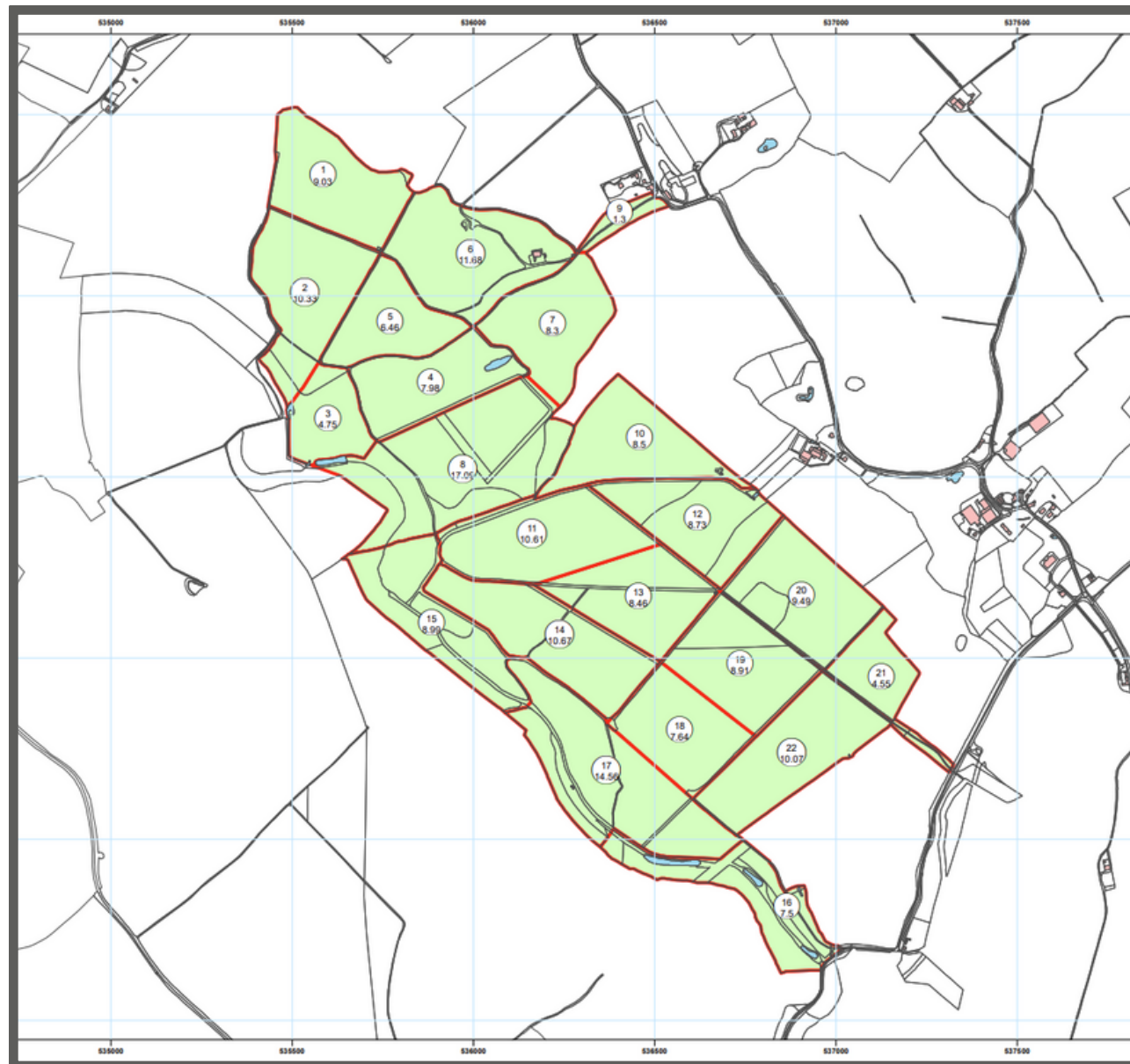
There is also a wood yard comprising two adjacent steel portal framed buildings. In addition there is a large concrete yard area situated within easy reach of the buildings.

LOCATION

Harrison (Haugham and Burwell) Woodland is located close to the village of Muckton, situated in the Area of Outstanding Natural Beauty of the Lincolnshire Wolds. The land benefits from good transport links and is within easy travelling distance to the market town of Louth.

WOODLAND COMPARTMENT INFORMATION AND PLAN

Cpt	Area (Ha)		Species	Planting Year
	Gross	Net		
1	9.03	8.96	Ash, Oak, Beech, Norway spruce, Hazel, Sallow	c.1910
2	10.33	9.6	Ash, Oak, Beech, Norway spruce, Hazel	c.1910
3	4.75	4.5	Beech, Ash, European larch, Sycamore	c.1960
4	7.98	7.85	Douglas fir, Ash, Oak, Hazel	c.1920
5	6.46	6.4	Ash, Oak, Beech, Sycamore, Silver birch, Norway spruce, Scots pine, Corsican pine	c.1910
6	11.68	10.6	Ash, Oak, Beech, Hazel	c.1910
7	8.3	8.2	Ash, Douglas Fir, Norway spruce, Beech, Scots pine, Hazel	c.1920/ c.1990
8	17.09	16.02	Beech, European larch, Sweet chestnut, Oak, Ash	c.1950/ c.1994
9	1.3	1.25	Beech, Ash, Oak, Sycamore, Elm, Holly	c.1960
10	8.5	8.35	Norway spruce, Oak, Western red cedar	c.1960
11	10.61	10.04	Western hemlock, Douglas fir, European larch, Ash, Beech	c.1957
12	8.73	8.62	Norway spruce, Western red cedar, Douglas fir, Grand fir, Beech, oak	c.1954
13	8.46	8	Beech, European larch, Norway spruce, Douglas fir, Ash, Oak, Silver birch	c.1956
14	10.67	10.04	Western hemlock, Norway spruce, Scots pine, Ash, Oak, Sycamore, Silver birch	c.1960
15	8.99	8.3	Norway spruce, European larch, Western red cedar, Beech, Sycamore, Oak	c.1958
16	7.5	6.95	Beech, Ash, European larch, Sycamore	c.1955
17	14.56	13.9	Beech, Ash, Sycamore, Hazel, Hawthorn	c.1945
18	7.64	7.44	Ash, Small leaved lime, Oak, Silver birch, Sweet chestnut, Hazel, Hawthorn	c.1945
19	8.91	8.62	Ash, Mixed broadleaves	c.1945/ c.2021
20	9.49	9.42	Ash, Oak, Western red cedar, Norway spruce, Elm, Hazel	c.1953
21	4.55	4.4	Beech, European larch, Norway spruce, Hazel, Holly	c.1953
22	10.07	10.02	Ash, Sycamore, Western red cedar, Norway spruce, Hazel	c.1945





SPORTING, TIMBER AND MINERAL RIGHTS

There is potential to operate a Game Shoot within the woodland, and there are populations of both Roe Deer and Muntjac living in the woodland offering a potential purchaser with a number of sporting opportunities. These rights are included in the sale where they are owned.

Deer management is currently undertaken by a local group and it is possible that this arrangement can continue subject to the parties agreeing terms.

FOREST MANAGEMENT

The property is currently managed to a high standard on behalf of the vendor by Liz Sharkey of Sharkey Forestry Ltd. This service could be continued with the potential purchaser subject to agreeing terms.

FELLING LICENCE

The land benefits from a Felling Licence (Forestry Act 1967) granted in June 2022 and valid until June 2032 for thinning and felling. Full details are enclosed within the Information pack.



TENURE

The land is being sold freehold with vacant possession.

PLANS, AREA AND SCHEDULES

A schedule of areas has been prepared within the offices of the sole agent. The purchaser shall be deemed to have satisfied themselves as to the accuracy of these plans.

PLANNING

The property is situated within the East Lindsey District Council. The purchaser must satisfy themselves with any planning matters prior to submitting an offer.

WAYLEAVES, EASEMENTS, COVENANTS & RIGHTS OF WAY

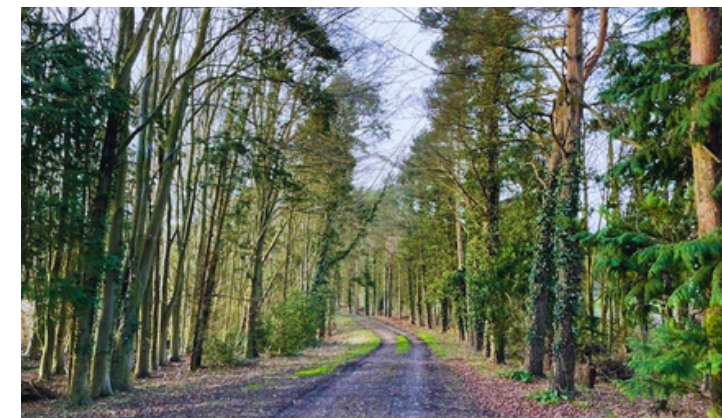
The land is sold subject to and with the benefit of all existing wayleaves, easements and quasi-easements and rights of way, covenants and restrictions whether mentioned in these particulars or not.

BOUNDARIES

The buyer(s) shall be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents will be responsible for defining ownership of the boundaries. A plan showing ownership according to the Land Registry is available from the Selling Agents.

VAT

It is not anticipated that VAT will be charged, however, should any sale of any part of the land or any rights attached to it become a chargeable supply for the purposes of VAT, such tax will also be payable by the purchaser(s) in addition to the contract price.



SERVICES

The yard benefits from a mains water supply.

Prospective purchasers will have to satisfy themselves as to the availability of services and future connections.

TAXATION

There can be significant taxation benefits from owning woodland. We advise that you speak to your professional advisors for advice in relation to this matter.

VIEWING

Viewing is strictly by appointment with the agents. For your own personal safety please be aware of hazards within the woodland when viewing.

METHOD OF SALE

The land is for sale by Private Treaty as a whole. Prospective purchasers should register their interest with the selling agent to whom offers should be submitted.

INFORMATION PACK

An information pack including the title documents, plans, rights of way, Woodland Management plan, Countryside Stewardship Scheme and Felling Licence are available for inspection with the selling agents.

**DEVELOPMENT CLAWBACK**

The land is sold subject to an overage clause whereby 30% of any uplift in value on implementation or sale following the grant of a planning permission for uses other than forestry will be payable to the vendor. The clause is to run for a period of 25 years.

Overage is to be secured by a restriction on the registered title and legal charge. The Vendors may consider offers free of any development clawback provision.

DEVELOPMENT POTENTIAL

The site may offer opportunities for alternative development subject to meeting the requirements of all relevant planning policy and obtaining all relevant permissions and consents.

VENDORS SOLICITOR

Simon Giles
Tinn Criddle
6 High Street
Alford
Lincolnshire
LN13 9DX

Telephone – 01507 462882
Email – sg@tinncribble.co.uk

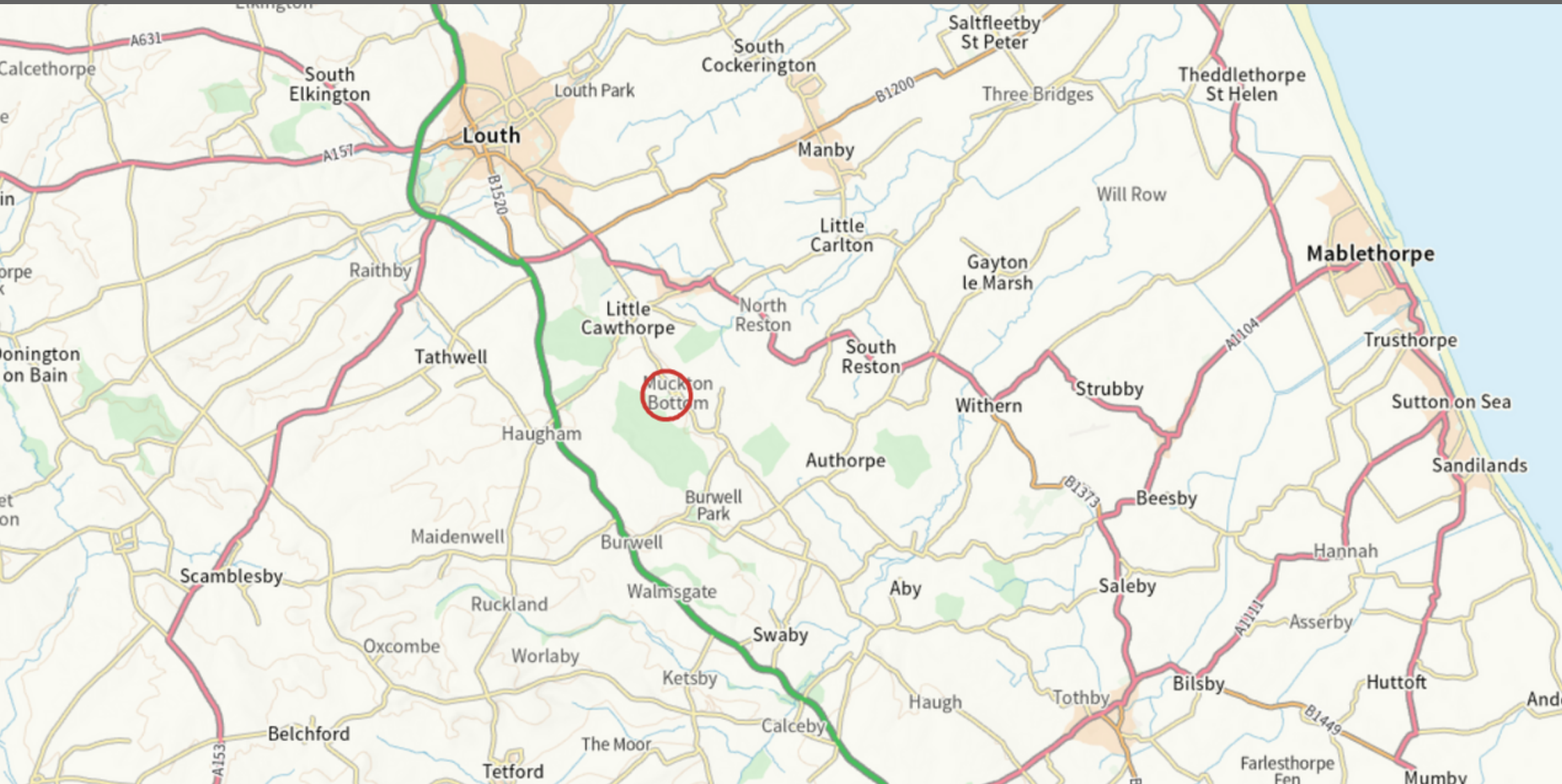
ANTI MONEY LAUNDERING COMPLIANCE

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Selling Agents are required to undertake due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence, proof of source of funds for the purchase, and complete a purchasers questionnaire before the transaction can proceed.

SOLE SELLING AGENTS

M A S O N S
— EST. 1850 —

For further information please contact:
Russell Jeanes on 01507 350508
Lauren Chamberlin on 01507 350511



Cornmarket, Louth, Lincolnshire LN11 9QD T 01507 350500

Important Notice
Masons and Partners LLP for themselves and for vendors or lessees of this property whose agents they are give notice that:
(i) 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; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Masons and Partners LLP, has any authority to make or give any representation or warranty whatever in relation to this property;
(iv) No responsibility can be accepted for any costs or expenses incurred by intending purchasers or lessees in inspecting the property, making further enquiries or submitting offers for the property.