

# Stephen Knipe & Co

## FOR SALE

Part of Park Wood  
**THURLBY**  
Bourne, South Lincolnshire



**12.28 acres (approx) of mainly mature  
Ancient Broadleaf Woodland**

Offers invited by 12 noon Friday 14 May 2021

**Guide price £75,000**

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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; (3) no person in the employment of Stephen Knipe & Co has any authority to make or give any representation or warranty whatever in relation to this property.

**Land Agents, Valuers & Surveyors**

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## Situation & Description

The wood is situated just to the south of Thurlby and some two miles south of Bourne. It lies on the west side of the main A15 road and is enclosed by the old A15 road along its western boundary.

The wood is predominantly Ash and English Oak with a diverse shrub layer including wych elm, blackthorn, elder, hawthorn, hazel, maple, spindle, crab apple and pear. Ground flora includes native blue-bell (source: Greater Lincolnshire Nature Partnership).

## Official Designation

The wood is designated as a Local Wildlife Site in the South Kesteven District Council Local Plan (2020) and is subject to policy EN2 (Protection of Biodiversity and Geodiversity).

## Tenure

Freehold with vacant possession on completion.

## Registered Title

The wood forms part of title No LL326409.

## Plan

A plan of the wood is attached for identification purposes only

## Viewing

Without appointment by those in possession of a set of these particulars. Please be aware of any potential hazards within the wood.

## Method of Sale

Offers are invited by 12 noon on Friday 14 May 2021 and should include the following information:

- 1 Name, telephone number, postal and email addresses.
- 2 The amount of the offer.
- 3 The name and contact details of the solicitor who will act for the purchaser.
- 4 Confirmation of source of purchase funds.

Offers to be submitted by post or email. If by post include "Park Wood" on the outside of the envelope.



# THURLBY CP

## Thurlby Fen



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Based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office

SCALE 1:10,000

