

MANBY & WEST WOOD

Broughton, Nr Scunthorpe, North Lincolnshire

Offers Around £2,295,000 are invited for this property

409.25 Acres (165.62 Hectares)

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FREEHOLD FOR SALE BY PRIVATE TREATY

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OS Grid Ref: SE955089 Lat/Long: 53.568778,-0.558376 Nearest Post Code: DN20 0AT
what3words: fetching.prospers.shame

Large scale productivity and timber volume in a well roaded and compact package close to traditional sawlog and biomass markets, situated on high fertility well drained soils. Forest office and firewood processing building which could provide multiple business opportunities.

Selling Agents

Tustins, Unit 4, Park Farm, Akeman Street, Kirtlington, OX5 3JQ

For further information contact Mike Tustin.

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IMPORTANT NOTICE

Tustins Group Ltd for themselves and for the vendors of this property, whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of an offer of a contract (2) All statements contained in these particulars as to the property are made without responsibility on the part of Tustins Group Ltd or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) No warranty is given for the health of the trees within the property for sale. (6) The vendor does not make or give, and neither Tustins Group Ltd nor any person in their employment has any authority to make or give any representation or warranty in relation to this property. Particulars prepared March 2026.

LOCATION

Manby & West Wood is located just to the east of Scunthorpe 2 miles north of the M180 jct 4. The wood is on the western edge of Broughton village on the north-western edge of the Lincolnshire Wolds. The Humber bridge is approximately 10 miles to the north-east. All distances are approximate.

DESCRIPTION

Manby & West Wood represents the best of 1950s mixed plantations that has been managed consistently for many decades with the aim of producing timber. This is English forestry at its best. The wood has now reached that point in the rotation where felling and regeneration is likely to produce large quantities of timber income. The current owner has felled timber as part of regular thinning operations as well as felling and replanting a reasonable area.

Close to the main entrance at point A on the sale plan there is a large steel framed firewood processing building. This unique and very high quality building with walls of block and timber slats is secured with shutters over the windows and a high security steel main door. This has ample room to house a substantial firewood processing line and has been utilised for this purpose for several years. Inside the building there is also a ground floor office, toilet, storage room and a large storage/conference room on the 1st floor.

The wood is stocked with a variety of tree species including beech, oak, sycamore, ash and Scots and Corsican pine. Most of these crops are mixtures of conifers and broadleaved species and close to full maturity and standing at heavy volumes per hectare.

Local sawmilling and firewood markets have consistently provided very good prices for timber produced in the wood. Annual running costs have consistently been covered with income generated from thinning and minor felling operations.

Soils underlying the forest are rich and highly fertile. These are capable of sustaining fast growing trees of almost all species which should give flexibility to future owners to produce what the market requires. Visitors to the wood will see that almost every corner of the wood is growing solid timber at a significant rate.

Copies of various management documents are available upon request from the Selling Agent. These include:-

- an approved felling licence.
- an approved forest management plan.
- full planning documents for the log processing building.

Access to the woodland can be found at a number of locations, shown as points A, B and C on the sale plan. The main entrance at point A is where the majority of timber has been extracted as this entrance connects very well to all parts of the wood. The wood can be driven with 4-wheel drive vehicles over most of the area. Visitors to the wood should be aware that many of the rides could be damaged during wet weather and we would ask that caution is exercised during your site visits.

There is also an access track shown on the sale plan over the route CDEF. The woodland owner has the right to use the route BG with maintenance according to user.

V.A.T.

The sale of the woodland is not subject to VAT.

SPORTING AND MINERAL RIGHTS

Sporting rights are owned and included in the sale. They are not let.

Mineral rights are reserved to a former owner and are not included in the sale.

FENCING

There are no known fencing liabilities. The wood adjoins mainly arable farmland with no fencing requirements.



RIGHTS OF WAY

The woodland is sold with the benefit of rights of way for all purposes shown with broken brown lines over the routes marked CDEF and BG on the sale plan.

The woodland is sold subject to rights of way for all purposes in favour of a neighbouring landowner shown with broken blue lines over the routes marked FH and FI on the sale plan.

MANAGEMENT

Manby & West Wood is managed by Robinson Forestry Ltd of Newchurch in Staffordshire. Their Ms Lundeborg will be pleased to discuss future management with prospective purchasers. She can be contacted on 07840 311454.

WAYLEAVES, RIGHTS AND EASEMENTS

The woodland is sold subject to all existing wayleaves and purchasers must satisfy themselves as to the routes thereof.

The woodland is sold subject to and with the benefit of all rights including private and public rights of way, sewage, water, gas and electricity supply, light, support and any other easements.

PLANS AND AREAS

Based on the Ordnance Survey these are for reference only. Purchasers will be expected to satisfy themselves as to their accuracy. Any error or mis-statement shall not annul the sale or entitle any party to compensation in respect thereof.

TENURE AND POSSESSION

Freehold. Vacant possession will be given on completion subject to the minerals reservation.



VIEWING

You can view without appointment during daylight hours providing you carry a set of these sale particulars. Please be aware of potential hazards within the woodland when viewing.

The entrance gate is locked. Please contact the Selling Agents for the lock code.

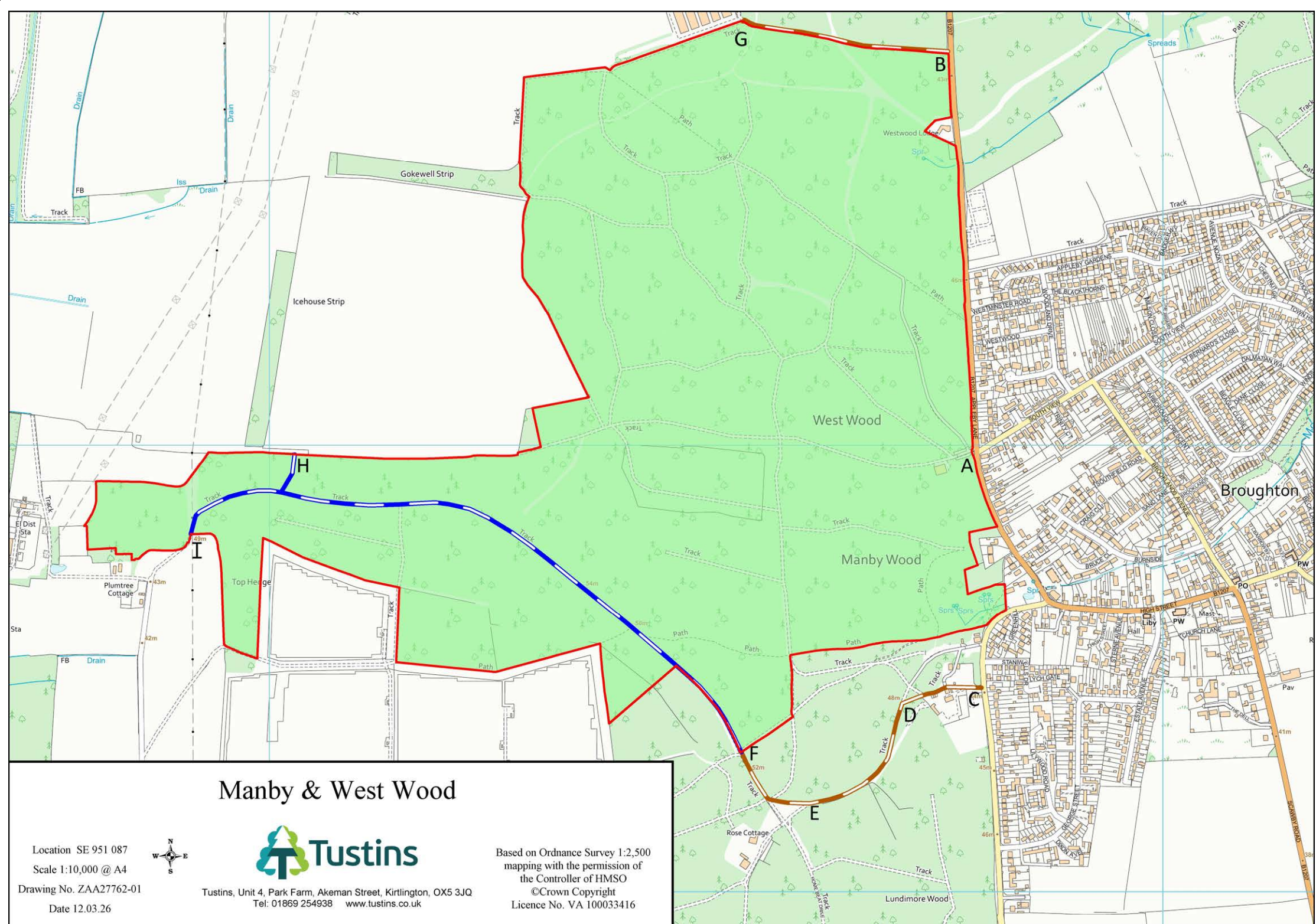
METHOD OF SALE

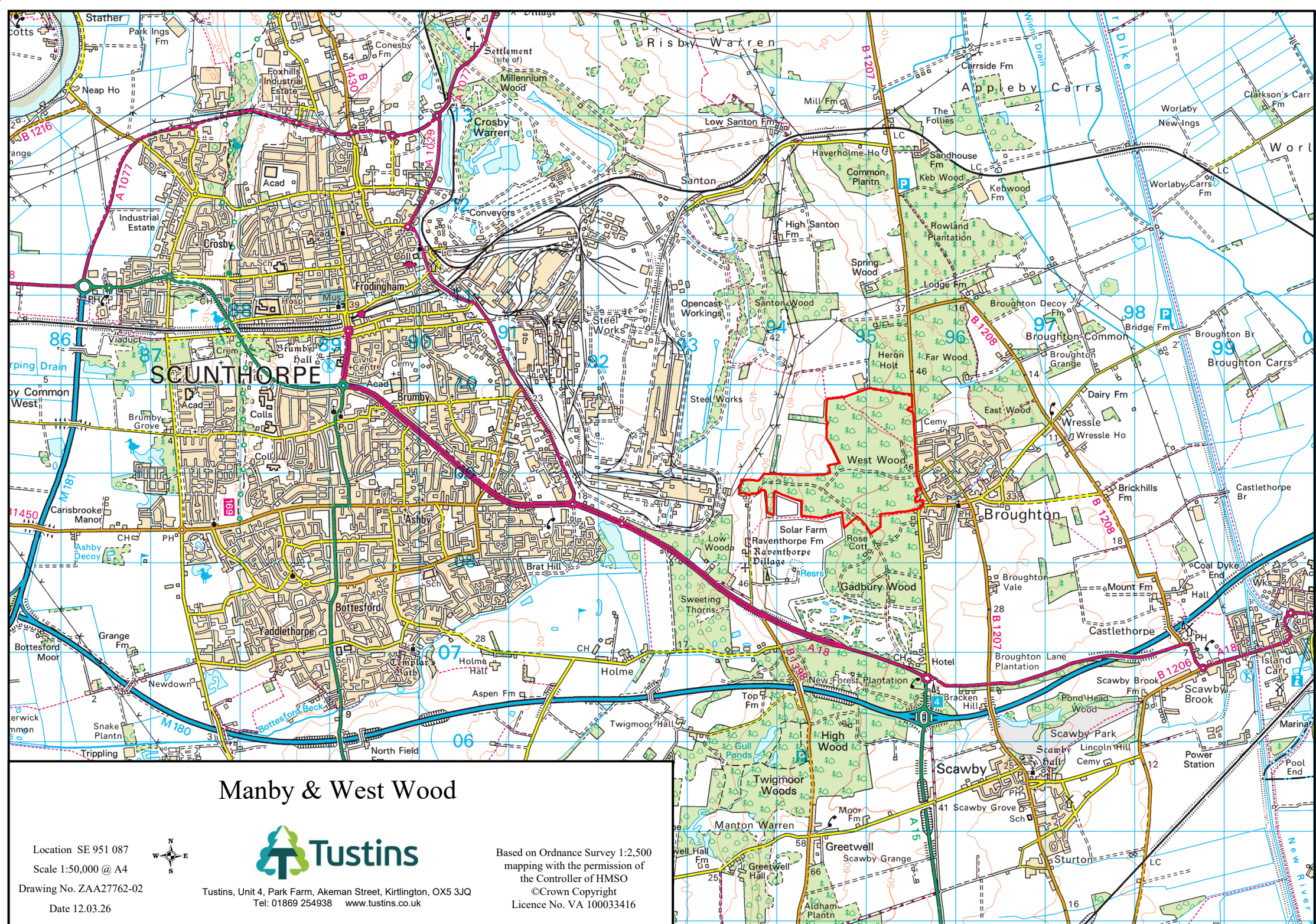
Manby & West Wood is offered for sale by Private Treaty. Prospective purchasers should register their interest with the Selling Agents to whom offers should be submitted.

Anti Money Laundering Compliance

Estate Agents are subject to the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Before a transaction can proceed the prospective purchaser will need to provide, as a minimum, proof of identity, proof of residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website www.gov.uk







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