



**FREEHOLD FOR SALE BY PRIVATE TREATY**

**8.66 Acres (3.51 Hectares)**

# **GUNTHORPE WOOD & PONDS**

Gunthorpe, Lincolnshire

**Offers Around £120,000 are invited for this property**

OS Grid Ref: SK801971 Lat/Long: 53.464788,-0.792897 Nearest Post Code: DN9 1BQ  
what3words: formless.sway.custard

## **Selling Agents**

Tustins Chartered Forestry Surveyors

**For further information contact Mike Tustin or Jack Clegg**

**Find more woodland properties for sale on our website**





**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 2025.



## LOCATION

Gunthorpe Wood & Ponds is located to the south of the village of Owston Ferry in Lincolnshire, 10 miles north of Gainsborough, 14 miles south of Scunthorpe and 16 miles east of Doncaster. All distances are approximate.

## DESCRIPTION

Situated less than 500m from the banks of the River Trent, Gunthorpe Wood and Ponds occupies a wonderfully private setting. Its appealing mix of wooded areas, open ground and stocked ponds make this a unique and exciting offering to the market.

The woodland areas feature a mix of broadleaves and conifers including poplar, oak, silver birch, willow, spruce, pine and red cedar.

The property benefits from three ponds - two larger ponds and a small pond in the north-eastern corner, and these extend to a little under 2 acres in total. We understand the ponds are stocked with Carp, Tench, Rudd, Perch and Bream. Subject to consent, with the addition of fishing pegs there may be scope to operate the ponds as part of a business.

A recent planning application (PA/2023/1687) granted permission for "change of use from agricultural land to area used for dog training including a mobile building for use as office, toilets and washing facilities, and refreshment making facility". Dog training is permitted between the hours of 08:00 and 20:00.

A 3-bedroom static caravan is located in the north-east of the wood and included in the sale. The caravan is double glazed, gas heated and powered by a generator. The generator is not included in the sale. In accordance with the planning permission, the caravan shall only be used for purposes ancillary to the use of the land for dog training and shall not be used for overnight accommodation, holiday accommodation or as a person's sole or main place of residence.

The large timber structure at the centre of the wood is not included in the sale and will be removed.

Access to the wood is off North Intake Lane.

## SPORTING AND MINERAL RIGHTS

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

Mineral rights are owned and included in the sale.

## FENCING

There are no known fencing liabilities.

## V.A.T.

The sale of the woodland is not subject to VAT.

## 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.

## VIEWING

Please contact the Selling Agent to confirm a viewing. Please be aware of potential hazards within the woodland when viewing.

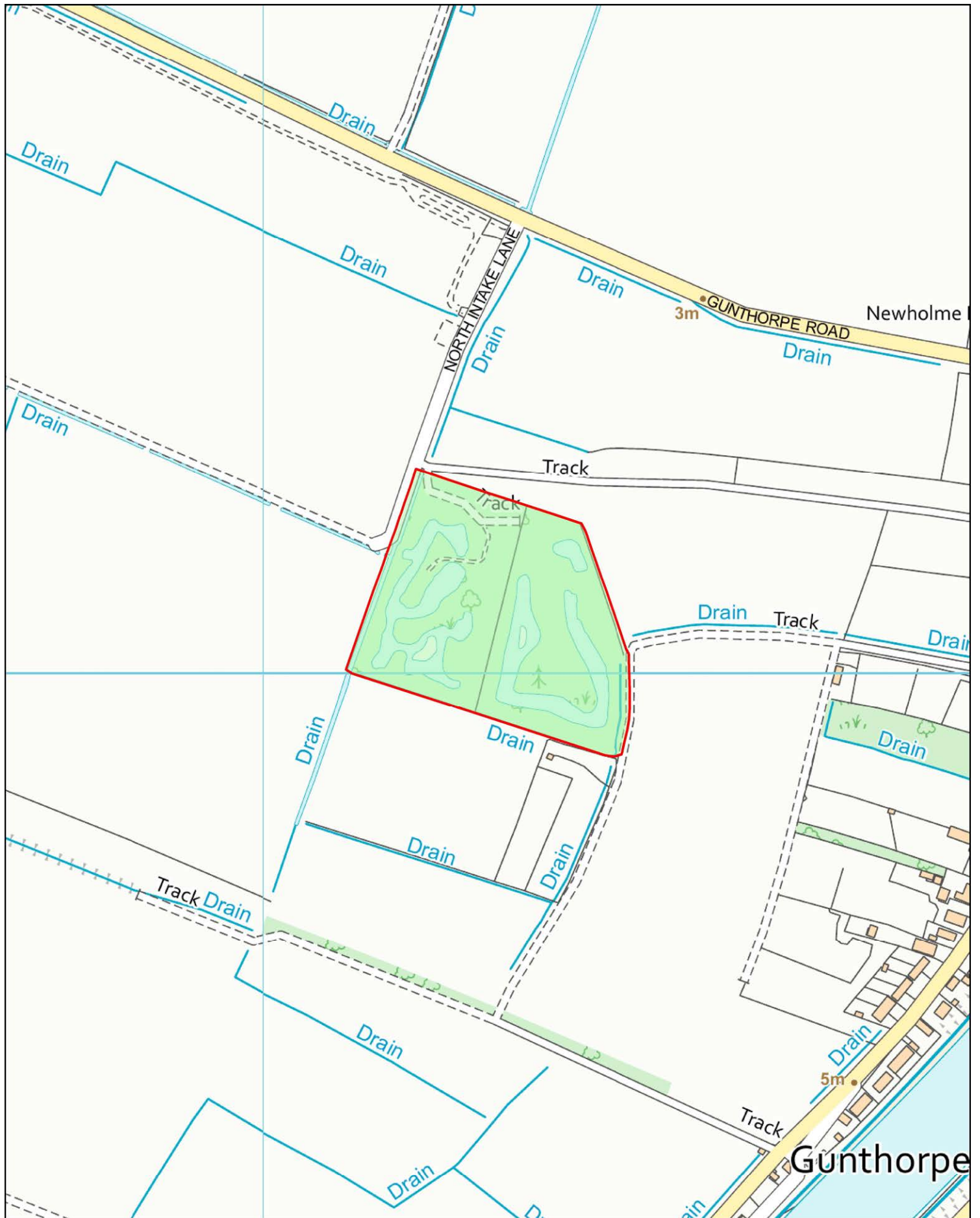
## METHOD OF SALE

Gunthorpe Wood & Ponds 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 and residence and proof of source of funds for the purchase. Further information can be obtained from the HMRC website [www.gov.uk](http://www.gov.uk)





## Gunthorpe Wood and Ponds

Location SK 083 348  
 Scale 1:4,000 @ A4  
 Drawing No. Z24683-01  
 Date 21.03.25

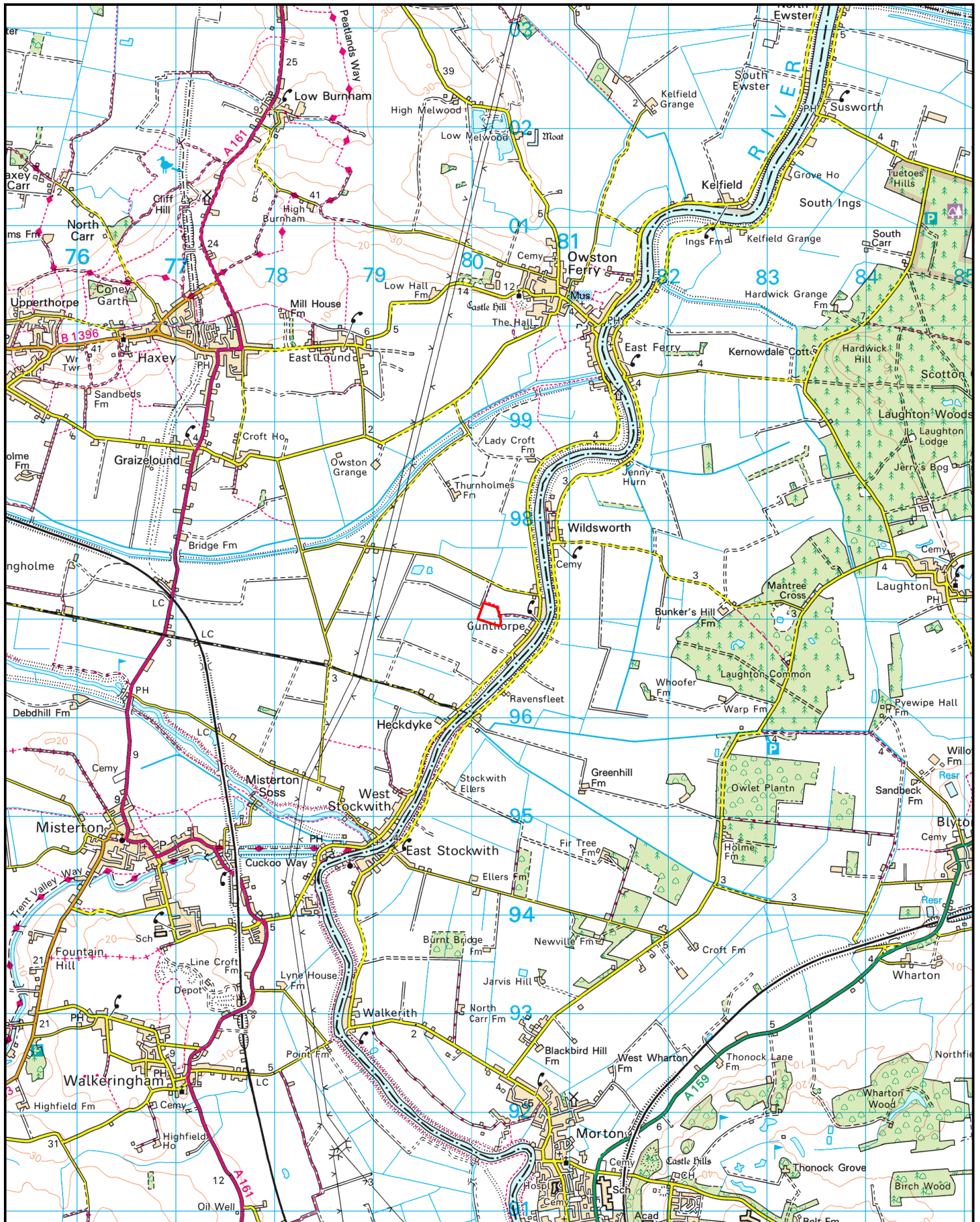


# Tustins

Tustins, Unit 2, Park Farm, Akeman Street, Kirtlington, OX5 3JQ  
 Tel: 01869 254938 www.tustins.co.uk

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## Gunthorpe Wood and Ponds

Location SK 083 348  
 Scale 1:50,000 @ A4  
 Drawing No. Z24683-02  
 Date 21.03.25



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# GUNTHORPE WOOD & PONDS

Gunthorpe, Lincolnshire



  
**Tustins**

CHARTERED FORESTRY SURVEYORS, VALUERS AND AGENTS

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