



1.61ha (3.97 acre) Paddock, Fore Lane, Bicker,
Boston, Lincolnshire, PE20 3AZ

Will Barker
& Co

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£85,000

- Fenced & Gated Paddocks
- Quiet Rural Location
- Grade 1 Farmland
- Sold with four Field Shelters
- For Sale by Private Treaty
- Mains Water

Will Barker & Co
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Description

1.61ha (3.97 acres) of well-maintained grass paddocks, enclosed by both mature hedging and timber post and rail fencing, subdivided into 7 smaller paddocks by electric fencing. The property also benefits from 4 field shelters and 4 water troughs.

The land enjoys secure gated access directly from Fore Lane, leading onto a convenient laneway serving the smaller paddocks.

Situation & Location

The land is located directly to the north of Fore Lane on the outskirts of the village of Bicker. Providing a quiet but secure location. The lane has close and easy access to both the A17 and A52.

The property is located approximately 0.5 miles north of Bicker, 8.6 miles southwest of Boston, 15.6 miles southeast of Sleaford and 14.2 miles northwest of Spalding.

Services

mains water is connected to the field, but there is no electricity supply connected.

Access

The property has direct road access and frontage to Fore Lane.



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Land Registry

The land is registered within HM Land Registry under the title LL79710.

Tenure

The Freehold Title to the land is offered For Sale with the benefit of Vacant Possession. There is no overage on the land.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty. The Vendors are seeking bids on the basis of no overage provision.

Wayleaves, Easements & Rights of Way

The land is sold subject to and with the benefit of all existing rights including Rights of Way either public or private, Light Support, Drainage, Water and Electricity supplies and all other rights, easements, quasi agreements, and all wayleaves, whether referred to or not in these particulars.

Plans & Areas

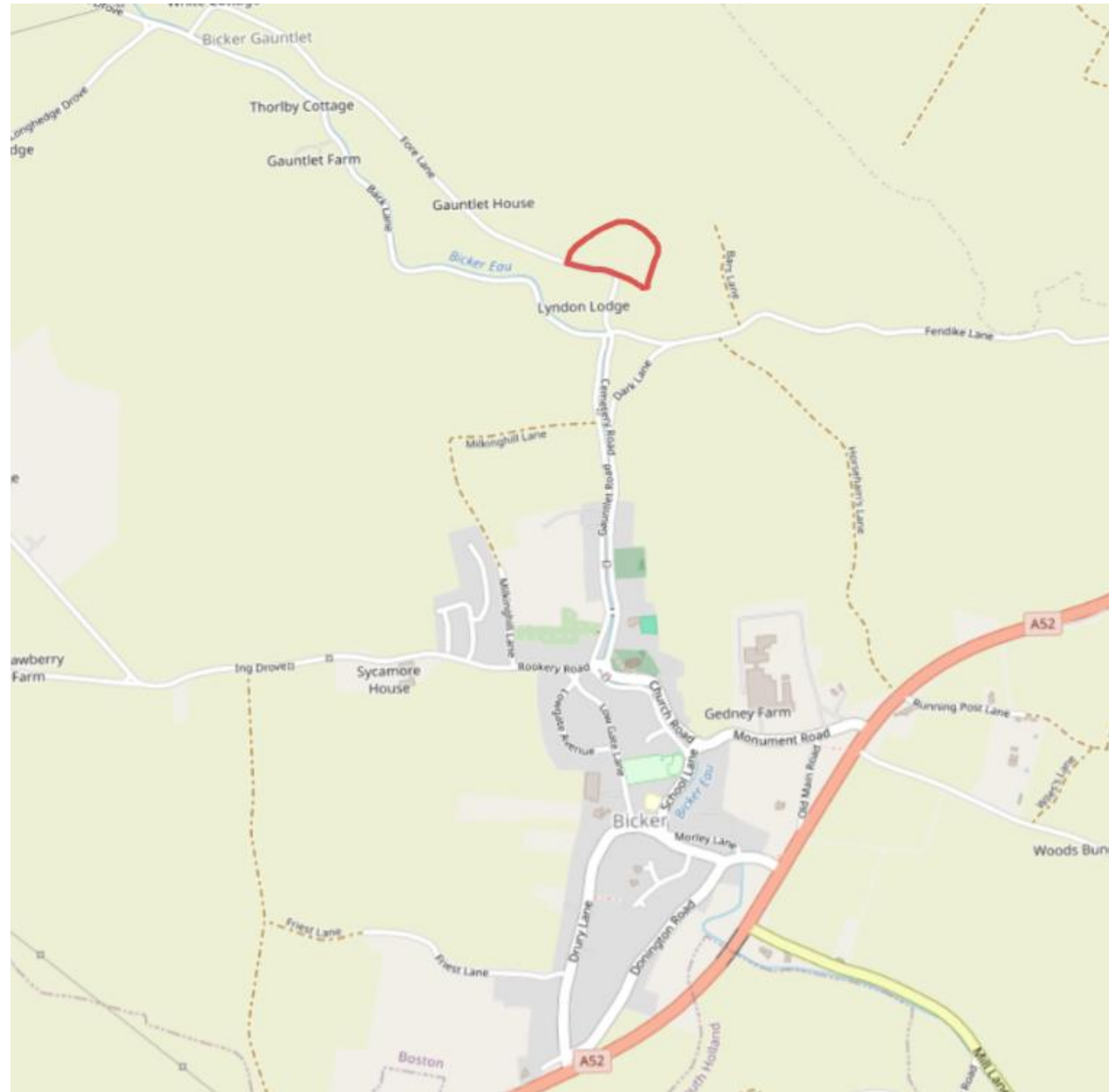
The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

Boundaries

The successful purchaser will be deemed to have full knowledge of all boundaries.

Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when inspecting for your own safety. Those wishing to view the property, do so that their own risk.







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