



10.66ha (26.39 ac) off Lowfields Lane,
Butterwick, Boston, Lincolnshire, PE22 0PS



10.66ha (26.39 Acres) Lowfields Lane, Butterwick, Boston, Lincs, PE22 0PS

£275,000

- 10.68ha (26.39 acres) or thereabouts
- Grade 1 & 2 Arable Land
- Comprehensively underdrained
- LR Titles LL433228 & LL117295
- Balance of Outer Dowsing Cable Funds to the buyer
- For Sale by Private Treaty with Vacant Possession

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Will Barker & Co are pleased to be able to offer the opportunity to purchase the freehold interest to a LR title of land extending to 10.68ha (26.39 acres). It forms the main part of a larger arable enclosure, with the balance being owned by the Lincolnshire County Council.

Situation & Location

The land is easily accessed off Lowfields Lane in Butterwick, Boston. It is located 5 miles East of the centre of the market town of Boston and 38 miles Southeast of the City of Lincoln.

Tenure

The land is for sale with vacant possession once the 2025 wheat harvest has been harvested and baled. The land is informally let to a local farmer whom agrees to vacate after harvest 2026.

Soil Type

The land is classified by the Former MAFF Land Classification maps of England as being mainly Grade 2 with a lesser area of Grade 1 agricultural land. The actual soils are identified as being part of the Wallasea 2 Association of soils, which is characterised as consisting of deep and silty marine alluvium deposits of various depths and capable of growing high yields of combinable crops, sugar beet, peas and occasionally field brassicas on its best parts. It is the most common soil type in this Fenland district, although classified as a single soil type, within the Wallasea 2 Association, there are significant variations in the soil quality within this individual soil type, from the raised silt hills with lighter silts to the more bodied, lower holes which have more organic peat in their composition.

Land Drainage

The land, along with the LCC's contiguous land, has been comprehensively underdrained by P C Broughton Drainage in Oct 2021.

Access

The field can be accessed off Lowfields Lane, Butterwick.

Stewardship

The land is not within an SFI nor a Countryside Stewardship Scheme.



Back Cropping			
NG Field Reference	2025	2024	2023
TF3747 - 2806	Winter Wheat	Winter Wheat	Sugar Beet





Adjoining Land

The Lincolnshire County Council (LCC) are the owners of the contiguous land, for which there is no identifiable boundary between the land ownership. Both pieces of land are currently tenanted by the same tenant who has agreed to surrender the LCC land. LCC has expressed they will be open to discussions with the purchaser regarding the future of their land.

Tenantright

Neither the vendors nor the outgoing tenant will make a claim for Tenantright nor Routine Improvement in addition to the purchase price. Similarly, there will be no counterclaim for any dilapidations.

Sporting Rights

The sporting rights are included in the sale of the freehold.

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.

There are 4 overhead electricity poles, and the buyer will receive the future Wayleave payments.

Outer Dowsing Cable

The owner has entered into an option agreement on 3.67 acres of the land with The Outer Dowsing Offshore Wind project to install an underground electrical cable through the land. The buyer will receive the outstanding easement consideration of approximately £40,000. The vendor will retain the incentive payment for the early signing of the option terms. Further details can be requested from the selling agent. The plan identifying the parcel of land affected can be found in the Sales Particulars.

Services

There are no mains utility services connected to the field.

Method of Sale

The freehold interest to the property is being offered for sale by Private Treaty.

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

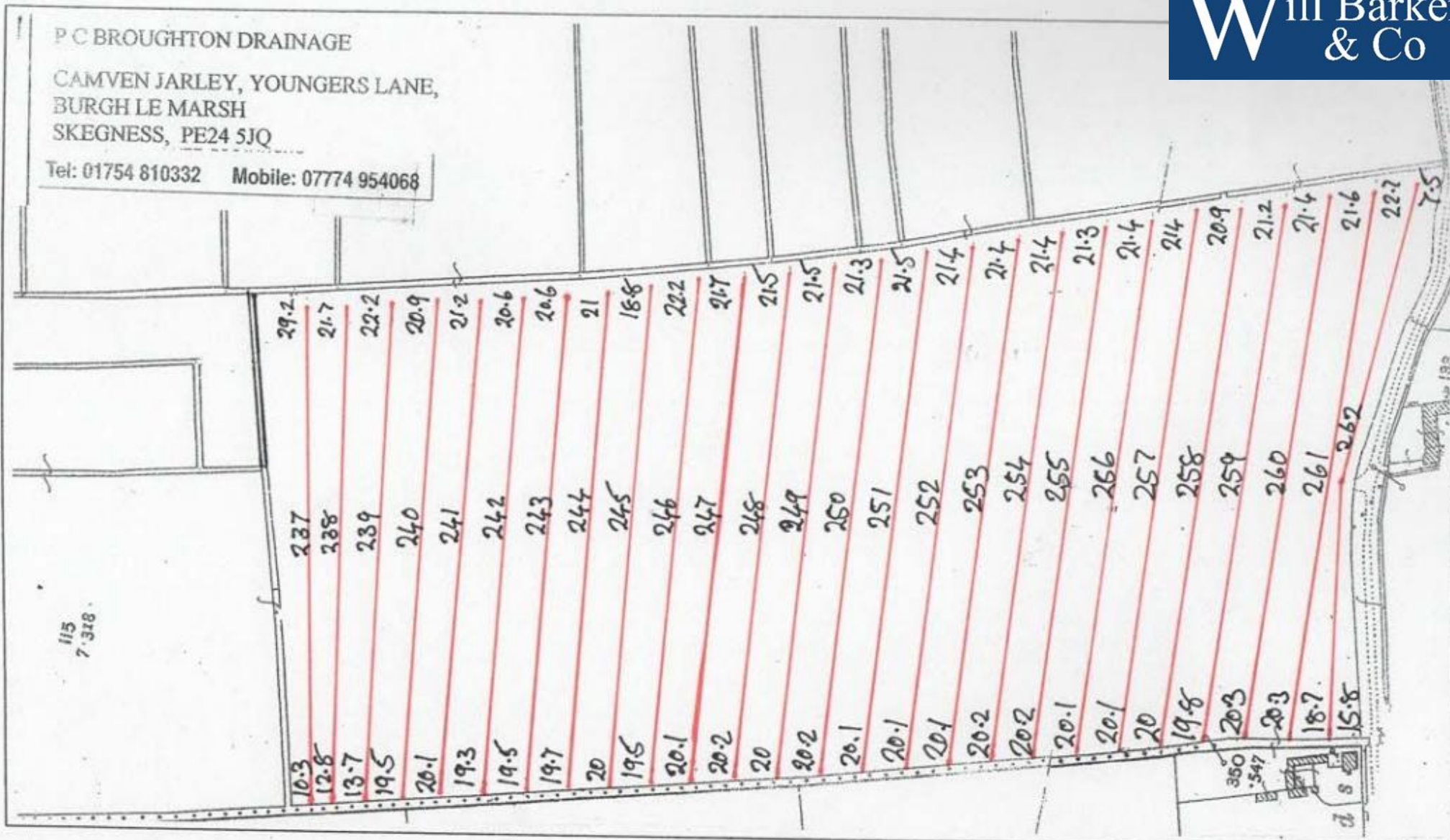
Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co. We ask you to be as vigilant as possible when inspecting for your own safety. Those wishing to view the property, do so that their own risk.



P C BROUGHTON DRAINAGE

CAMVEN JARLEY, YOUNGERS LANE,
BURGH LE MARSH
SKEGNESS, PE24 5JQ

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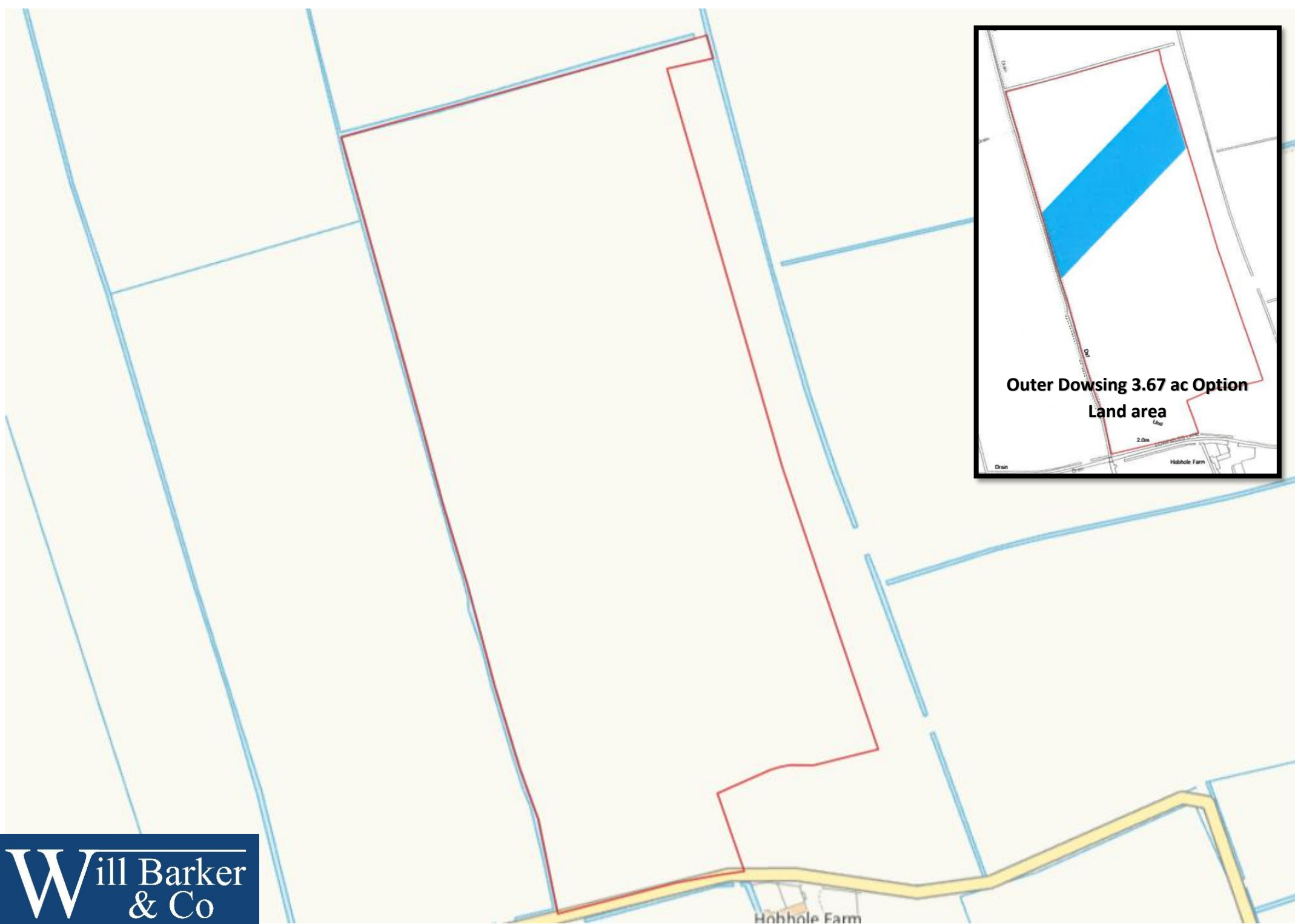


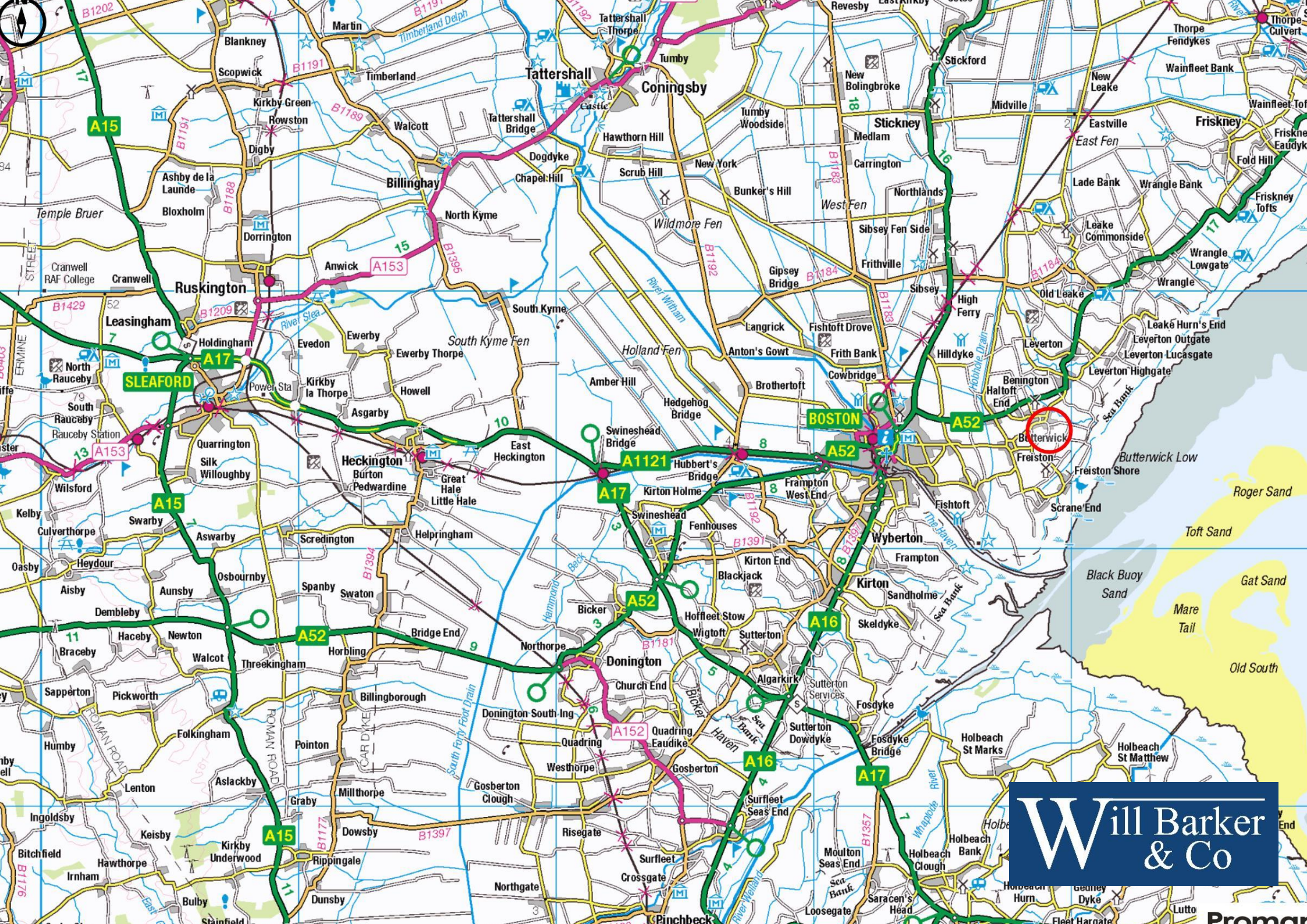
LEGEND

64.87 METRES 80mm P.V.C PIPE
26 NO 80 MM ODY FALLS WITH CONCRETE
HEADWALLS

SPACING 20 METRES
O.S. SHEET 109-327 SCALE 1 : 2500
CROWN COPYRIGHT RESERVED
CERTIFIED A TRUE RECORD OF THE
DRAINS LAID AND OTHER WORKS IN
THIS SCHEME
SIGNED PR Broughton
DATE OCTOBER 2021

FINAL PLAN _____ PARISH _____
MR. MCLEOD _____
HOBHOLE FARM _____
LOW FIELDS LANE _____





**Will Barker
& Co**

Prom...