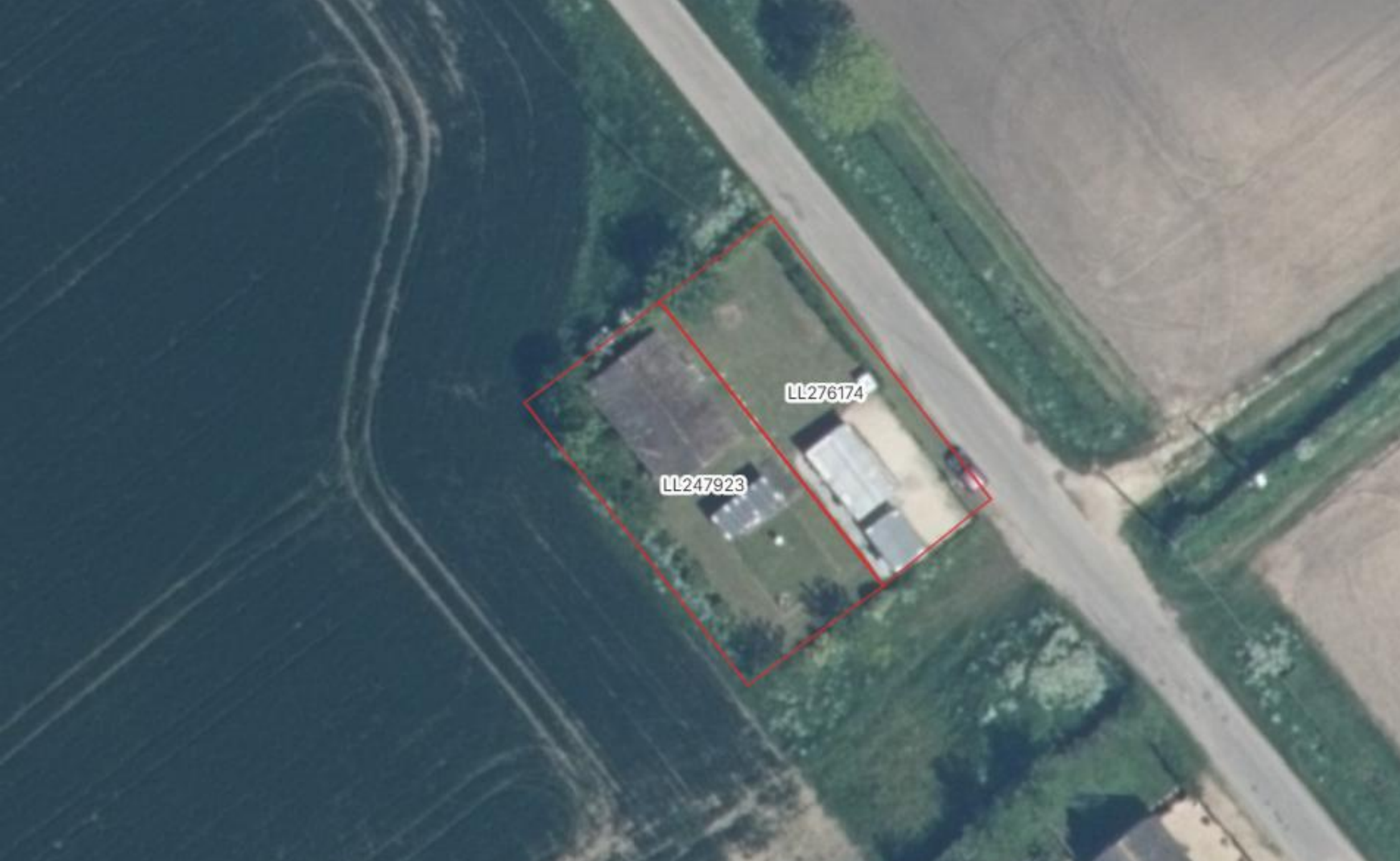




Storage Building and Hardstanding,
Kirtan Drove, Boston, Lincolnshire, LN4 4QN

Will Barker
& Co

Storage Building and Hardstanding, Kirton Drove, Boston, Lincs, LN4 4QN

- Set in 0.06ha (0.15acres)
- Block Building and Beet Pad
- Rural Fenland Location
- Views over open Countryside
- Planning Permission for Recreational Uses
- For Sale by Private Treaty
- Vacant Possession on completion

£25,000

Will Barker & Co
19 Southgate, Sleaford
NG34 7SU
01529 414555
info@willbarker.co.uk
www.willbarker.co.uk

The opportunity to purchase a small storage building with a concrete hardstanding area, set in 0.06ha (0.15 acres) or thereabouts, mainly enclosed by a recently planted hedges.

For sale by private treaty with vacant possession upon completion.

Location & Situation

The Barn and grounds are located in Kirton Drove, Boston which is 8 miles Northwest from the market town of Boston, 10 miles south of Coningsby, and 25 miles southeast from the City of Lincoln.

Description

The plot forms a rectangular shape and includes the pitched storage building with approximate dimensions of 10.30m x 7m, with a pair of wooden doors and a pitched asbestos roof. To the side of the building there is a concrete hardstanding, formerly a sugar beet pad.

Planning Permission

Planning permission was granted in Feb 2016 for a change of use from agricultural land to a recreational use.

Planning reference: B/15/0355

Local Council: Boston Borough Council

The building has been used for private storage and pigeon fancying, therefore the agents do not believe that it qualifies for Class Q permission, albeit prospective purchasers must make their own enquiries with the Local Planning Authority.



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Services

There are no main services connected to the property and prospective purchasers must make their own enquiries to the relevant utility companies.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars. There is an electricity pole but no wayleave payments to be received.

Tenure & Possession

Freehold with vacant possession on completion. Please note the pigeon houses belong to the outgoing tenant and will be removed from the property.

Method of Sale

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

Depending upon the level of interest, the vendors and their agents reserve the right to either invite Best and Final offers or conduct a private auction to conclude the sale.

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 and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

**Drainage Rates**

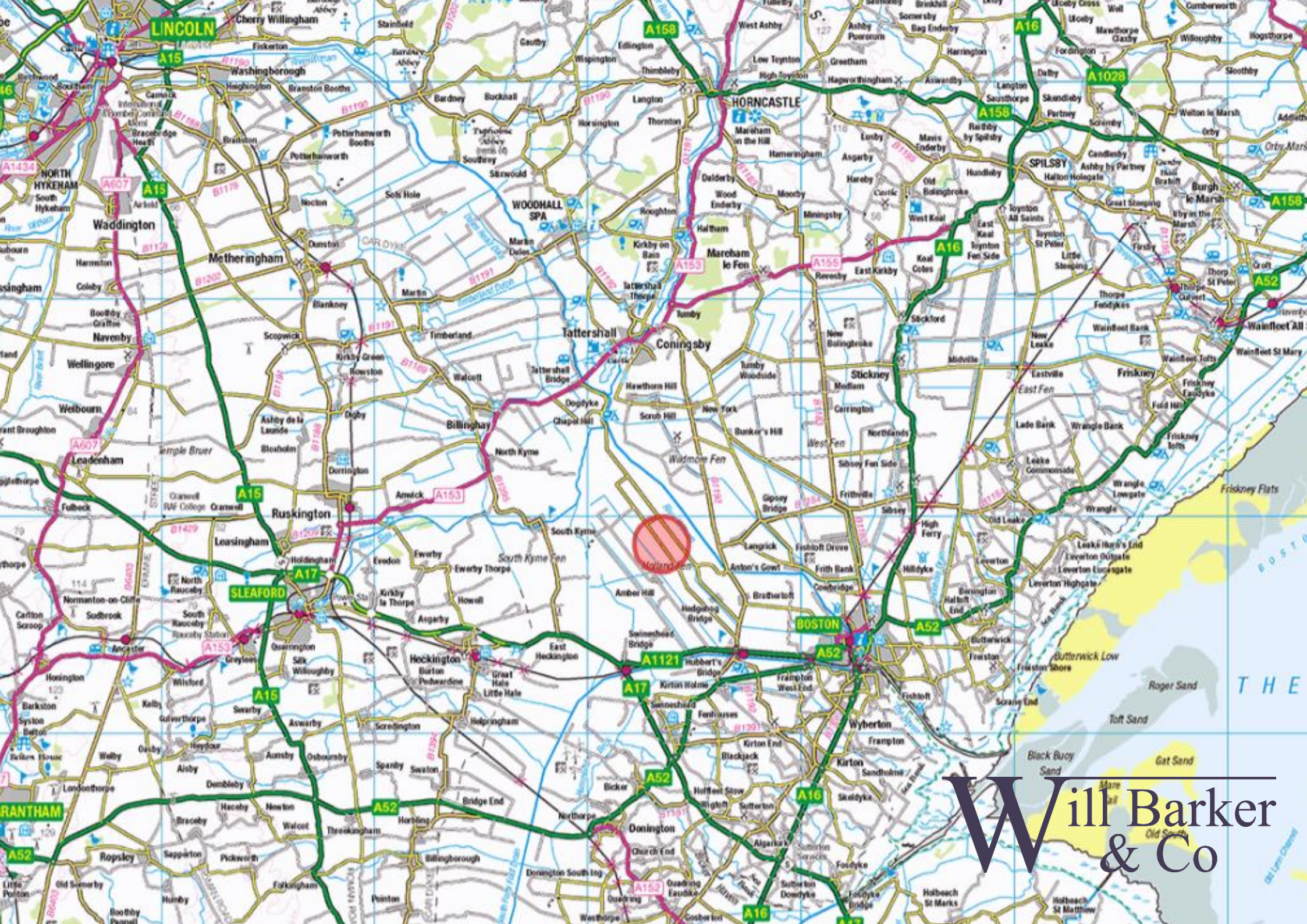
Annual Occupiers Drainage Rates are payable to the Black Sluice internal drainage board.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents.

Those wishing to view the property do so at their own risk.





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