



3.67ha (9.08 Acres) Cowbroads Lane,
Leake Commonside, Boston, Lincs, PE22 9RD



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£70,000

- 3.67ha (9.08 Acres) or thereabouts
- Grade 2 Land, currently laid to grass
- Recently been used to make horse hay
- LR Title LL199368
- Semi rural location
- For Sale by Private Treaty

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Will Barker & Co are pleased to be able to offer the opportunity to purchase the freehold interest in 3.67ha (9.08 acres) of arable land located on Cowbroads Lane, Leake Commonside.

Situation & Location

The land comprises a single agricultural field, which was let to a relative of the vendor but will be vacated upon completion. The land is accessed via Cowbroads Lane, Leake Commonside and is 9 miles north east of the town of Boston, 16 miles south-west of Skegness, and approximately 37 miles southeast from the Cathedral City of Lincoln.

Soil Type

The land is classified by the Former MAFF Land Classification Maps of England being Grade 2 agricultural land. The actual soils are better described by the Soil Survey of England as being in the Wallasea 2 Association of soils, which is characterised as consisting of a deep and silty marine alluvium deposits of various depths. This soil type is 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, and 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 more bodied, lower holes which have more organic peat in their composition.

Tenure

The freehold interest to the land is being sold with vacant possession. The land is registered with HM Land Registry as title LL199368. The Land is currently in agricultural use.



Sporting Rights

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

Access

The fields can be accessed from Cowbroads Lane.

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.

Overage

There are no overage or uplift provisions attached to this property.

Services

There are no mains services connected to the field and prospective buyers must make their own enquiry with the relevant utility suppliers.

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 the land for your own safety. Those wishing to view the property do so at their own risk.



