



12.75ha (31.50 acres) of good arable Land on the outskirts of Boston,
West End Road, Wyberton, Boston, Lincolnshire, PE21 7LL



12.75ha (31.50 acres) of Land, West End Road, Wyberton, Boston, Lincolnshire, PE21 7LL

£270,000

- 12.75ha (31.50 acres) or thereabouts
- Mainly Grade 1 & some 2 Land
- For Sale by Private Treaty
- For sale as a whole and with Vacant Possession
- Frontage to West End Road & Old Hammond Beck Road
- A single LR Title LL367919

Will Barker & Co

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Will Barker & Co are pleased to offer the opportunity to purchase the freehold interest in 12.75ha (31.50 acres) of productive arable land on the outskirts of Boston. For sale as a whole but would lend its self to lotting with access from both the Old Hammond Beck Road and West End Road.

Situation & Location

The field is located only 1.5 miles east from the market town of Boston, 14 miles from the town of Spalding and 17 miles from the town of Sleaford.

Soil Type

The land is classified by the Former MAFF Land Classification Maps of England being mainly Grade 1 and 2 agricultural land. The actual soils are better described by the Soil Survey of England, with the land belonging to the Tanvats Association of soils, and is described as consisting of deep stoneless fine and coarse silty and clayey soils with groundwater levels controlled by ditches and pumps. It is flat land.

Access

The field can be accessed from Old Hammond Beck Bank Rd and West End Road.

Sporting Rights

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

Viewings

Prospective purchasers wishing to view the land should make an appointment through Will Barker & Co.



Services

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

Land drainage

The land has historic land drainage but the vendor does not have copies of the maps.

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/purchaser’s will be deemed to have full knowledge of all boundaries. If sold in two separate lots, the vendor’s agent will mark out location of the boundaries before exchange.

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 - The Land is close to Boston, and the route of the historically proposed bypass therefore the agents believe there will be scope of redevelopment in the future and as such a long and low overage is being retained. The beneficial owners will retain a 50-year Overage/uplift clause for only 25% of the enhancement in value for any non-agricultural activity. The Overage will be payable upon implementation or disposal of the property with the benefit of the change of use, whichever is the earlier.

Back cropping

Year	2026	2025	2024	2023	2022
	Winter Wheat	Winter Wheat	Spring Beans	Winter Wheat	Winter Wheat







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