



4.40ha (10.88 acres) of Prime Arable Land,
Boston Long Hedges, Fishtoft, Boston, Lincolnshire, PE22 0RH

Will Barker
& Co

4.40ha (10.88 acres) of Land, Boston Long Hedges, Fishtoft, Boston, Lincolnshire

£175,000

- 4.40ha (11.88 Acres) or thereabouts
- Grade 1 Land
- Latest Crop of Cabbages
- Part of LR Title LL335095
- 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 4.40ha (11.88 acres) of arable land located on Boston Long Hedges, Boston.

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 Boston Long Hedges and is 4 miles north east of the town of Boston, 20 miles south-west of Skegness, and approximately 39 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 1 agricultural land. The actual soils are better described by the Soil Survey of England as being in the Tanvats Association of soils, which is characterised as deep stoneless fine and coarse silty and clayey soils with groundwater levels controlled by ditches and pumps, it is described as flat land.

Tenure

The freehold interest to the land is being sold with vacant possession. The land is registered with HM Land Registry as part of the title LL335095. 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 Boston Long Hedges.

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.





