

BRUCE MATHER
INDEPENDENT ESTATE AGENT



26.4 Acres Spittal Hill Road
Freiston, Boston, PE22 0PA
Price Guide £400,000

26.4 Acres Spittal Hill Road

Freiston, Boston, PE22 0PA

Approx 26.4 Acres (10.68 ha) Spittal Hill Road, Freiston, Boston, Lincolnshire, PE22 0PA

A rare opportunity to purchase approximately 26.4 acres (10.68 hectares) of High Quality Grade1 Arable Land situated in the Parish of Freiston close to the Village of Butterwick

Asking Price £400,000





FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE.
REPRODUCED UNDER OS LICENCE NUMBER AC0000812334

LOCATION

The land is located along Spittal Hill Road, as you approach the Village of Butterwick on the right-hand side, a short distance from the A52 Main Road.

THE LAND

The land is classified as Grade 1 "Best and most versatile" on the Agricultural Land Classification Map of England & Wales sheet 114. The Geology is Marine alluvium. The soil and site characteristics are deep stoneless fine and coarse silty and clayey soils, flat land suitable for growing cereals, sugar beet, potatoes and field vegetables.

The land is exceptionally high-quality soil. "Gold standard" for vegetable production in the Freiston Shore and Butterwick Area.

CROPPING HISTORY

The tenant has informed the owner, the cropping pattern has been:-

2026 – Pumpkins
2025 – Potatoes
2024 – Pumpkins
2023 – Wheat
2022 – Pumpkins
2021 – Brassica
2020 – Pumpkins

OUTGOINGS

The land is subject to a Witham Fourth District Internal Drainage Board Rate. The invoice for the period 01 April 2025 to 31 March 2026 was £550.51.

PLANNING

A 25% overage premium will apply to the land should any successful planning permission be passed either at the point of implementation or future sale. Overage period 25 years.

TENURE

Freehold

MINERAL AND SPORTING

These are included in the sale so far as they are owned but subject to any statutory exclusions.

TENANT RIGHT

There is no claim for the tenant right nor dilapidations, if any.

RIGHTS OF WAY

The land is sold subject to and with the benefit of all rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and other rights and obligations, easements, quasi easements and all wayleaves whether or not referred to in the particulars of sale.

LOCAL AUTHORITIES

Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YS Tel: 01522 881188

Boston Borough Council, Municipal Buildings, West Street, Boston, PE21 8QR Tel: 01205 314200

Witham Forth Internal Drainage Board, 47 Norfolk Street, Boston, PE21 6PP Tel: 01205 310099

Anglian Water, Enterprise House, Witham Park, Waterside South, Lincoln, LN5 7JE Tel: 01522 341000.

POLLUTION

We are not aware of the contents if any environmental audit or other environmental investigation or soil survey which may have been carried out on the property and which may draw attention to any contamination or the possibility of any such contamination. We have not carried out any investigation into past or present uses of either the property or any of the neighbouring land to establish whether there is any potential for contamination from these uses or sites to the subject property.

VAT

Should part of the sale of the land and property or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the purchaser(s) in the addition to the contract price.

PLANS

The plans have been prepared for identification purposes only and are not to scale.

VIEWING

Strictly by appointment with the Selling Agent, Bruce Mather Ltd, Tel: 01205 365032.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, Lincs, PE21 6QW

Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

