

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Grade 1 Arable Land Southfield Lane, Boston, PE21 0SH

Offers Around £68,000

The land is situated just on the outskirts of Fishtoft Village and provides a RARE OPPORTUNITY to purchase Quality Grade 1 Land. The property is offered for sale as a whole or in two halves. This land may also appeal for leisure usage, subject to the necessary consent. We have measured the land to be Approximately 5.1 Acres STS. The land has its own private access off a main road and is bordered the whole way around by ditches or hedgerows.

THE LAND

The land is classified as Grade 1 on the Agricultural Land Classification Map of England & Wales.

TENURE

The land is freehold and sold with the benefit of vacant possession on completion of the purchase.

RIGHTS OF WAY, EASEMENTS AND WAYLEAVES

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

Witham Forth District Internal Drainage Board, 47 Norfolk Street, Boston, Lincolnshire, PE21 6PP

Tel: 01205 310088

Anglian Water, Enterprise House, Witham Park, Waterside South, Lincoln LN5 7JE

Tel: 01522 341000.

POLLUTION

We are not aware of the contents of 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 of any neighbouring land to establish whether there is any potential for contamination from these uses or sites to the subject property.

Overage Provisions

This property is being sold with an overage for any future development. This overage will last for 25 years, if any buyer wishes to develop the site in the future, an overage provision of 33% will apply.

VAT

We are informed there is no VAT in addition to the contract price. Should part of the sale of the land and property or any right attached to it become a chargeable supply for the purposes of VAT, such as tax shall be payable by the purchaser(s) in addition to the contract price.

PLANS

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

AGENTS NOTES

All measurements are approximate.

All properties are offered subject to contract subject to not being previously sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

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 360 387 Email: sales@brucemather.co.uk brucemather.co.uk

VIEWINGS

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

