BRUCE MATHER
INDEPENDENT ESTATE AGENT



9.5 Acres of Land Station Road

Commonside, Old Leake, PE22 9QQ

Price Guide £120,000

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9.5 Acres Station Road, Commonside, Old Leake, Boston, Lincolnshire, PE22 9QQ
Price Guide £120,000
Approx 9.5 Acres (3.845 ha) of Grade 1 highly productive land situated in Old Leake Commonside just off Station Road.
FOR SALE BY INFORMAL TENDER. CLOSING DATE FRIDAY 9th OCTOBER 2026 AT 3PM.



















LOCATION
The land is located from a track off Station Road, Close to the turning to Chapel Road.

THE LAND
The land is classified as Grade 1 on the Agricultural Land Classification Map of England & Wales sheet 114. The Geology is Marine alluvium and the soil series is Wallasea 2, deep stoneless clayey soils, calcareous in places. Some deep calcareous silty soils. Flat land often with low ridges capable of growing winter cereals and some sugar beet, potatoes, cereals and field vegetables.

CROPPING HISTORY
The previous tenant has informed us, the cropping pattern has been:-

2026 – Potatoes
2025 – Wheat
2024 – Wheat
2023 – Wheat

OUTGOINGS
The land is subject to a Witham Fourth District Internal Drainage Board Rate.

PLANNING
A 33% 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 40 years.

TENURE
Freehold. The previous tenant has vacated the land.

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

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

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.



For illustrative Purposes Only, Not to Scale

Ordnance Survey Paper Map Copying Licence

Bruce Mather Ltd **Licence number**: AC0000812334

Please contact our Boston Commercial Office on 01205 365032
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

6 Pump Square, Boston, PE21 6QW
Tel: 01205 365032 Email: sales@brucemather.co.uk www.brucemather.co.uk

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BRUCE MATHER

INDEPENDENT ESTATE AGENT

SME news Midlands Enterprise Awards 2024 Bruce Mather

TENDER FORM – SUBJECT TO CONTRACT

Approx 9.5 acres, Station Road, Commonside, Old Leake, Boston, Lincolnshire, PE22 9QQ

I/We .....

Of .....

Tel: ..... **Mobile No:** .....

E-mail.....

Hereby offer the following:-

£.....**(figures)**

(.....**pounds (words)**

I/We agree to exchange contracts by 30th October 2026 and complete by 6TH November 2026.

Our solicitors are: .....

Of .....

Signed .....

Date .....

N.B.

1. The Vendors/Agents reserve the right not to accept the highest or any tender.
2. Tenders are not recommended to be made for an odd figure (to avoid the change of duplication).
3. Tenders must not be made by reference to any other bid.
4. Tenders should be sent in a sealed envelope marked "**Tender – Station Road, Commonside, Old Leake**".
5. Tenders must be received at our Pump Square Office **before 3pm on Friday 9th October 2026**.

6 Pump Square, Boston, Lincolnshire. PE21 6QW

www.brucemather.co.uk

01205 365032

Company Registration No: 05934609 VAT No: 918159603