



Around 4.74 Acres, Croppers Lane, Freiston, PE22 0LU **Guide Price: £50,000 (£900 + VAT Buyers Fee)**

Description

Around 4.74 acres of land which has been drilled with a meadow mix. The land is of the Wisbech soil series being of coarse silty calcareous alluvial gley silty soils being capable of both autumn and spring land work and growing cereals, vegetables and root crops.

Directions

From the village of Freiston travel south along Church End Road for approximately 1 mile before bearing right onto Cropper's Lane.

<https://what3words.com/twee.jetted.justifies>

Access

The land is accessed directly from the public highway leading off Cropper's Lane Freiston.

Services

We understand that there are no mains services connected to the property. Potential purchasers are to make their own enquiries as to the likelihood of connecting any services in the future.

Sporting and Mineral Rights

The sporting and mineral rights are in hand and included.

Easements Wayleaves & Rights of Way

The property is sold subject to, and with the benefit of, all existing easements, wayleaves and rights of way whether or not specifically mentioned in this catalogue.

Local Authorities

Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR | 01205 314200.

Witham Fourth Internal Drainage Board, 47 Norfolk Street, Boston, PE21 6PP | 01205 310099.

Tenure & Possession

Freehold with vacant possession upon completion.

Viewing

The land may be viewed on foot only during daylight hours, with a copy of these particulars to hand.

Completion Date

This lot will be sold with a 10% deposit and up to 4 weeks for completion.

Auction Bidder Identity Check

Prior to bidding on any auction lots we are required to verify the identity of the bidder to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. We also need to complete the remote bidding registration process as this will be a live stream event only. Please contact us on 01522 504360 or cpa@brown-co.com

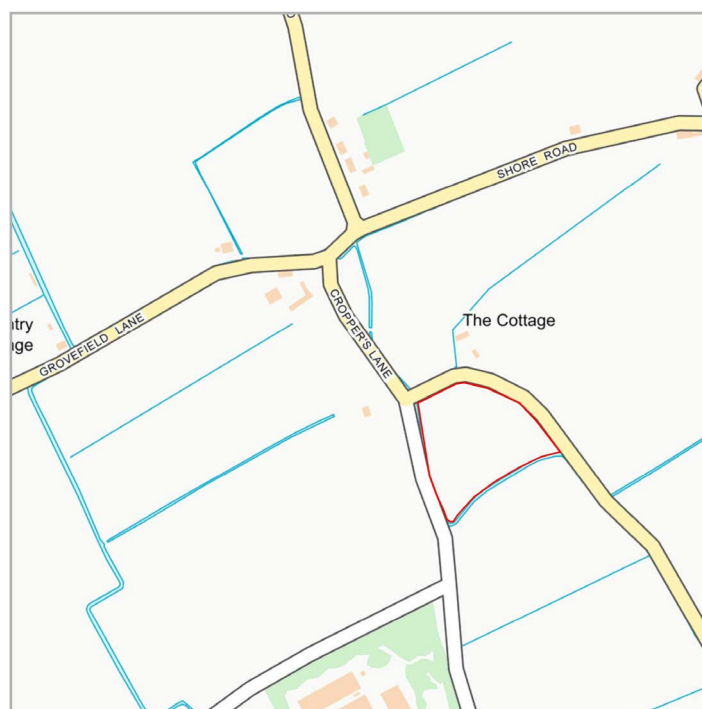
Solicitors

Peter Burns
Mossop & Bowser
Abbots Manor
10 Spalding Road
Holbeach, PE12 7LP

01406 422651 or pburns@mossops.co.uk

Agent

James Mulhall 01522 504360 cpa@brown-co.com



The attached plans are not to scale, are for identification purposes only and do not form part of any contract.