

BRUCE MATHER

INDEPENDENT ESTATE AGENT



PARCEL OF LAND STATION ROAD, BOSTON, PE22 9RR

Asking Price £26,950

A parcel of land approximately 0.125 acres (sts) laid to hardcore and road planings situated in the parish of Old Leake on Station Road. The land runs adjacent to the railway line and is approximately 40ft wide by 135ft long, within the gated enclosure having metal gated access to the front and metal fencing to one side. The boundary also includes the front open area which has a right of way for the neighbouring field.

The land is currently used as a yard for storage. The site is within walking distance of the Hobhole Navigable Waterway.

PLANNING

The site has no planning permission for development.

VIEWING

By appointment with the selling agents, Bruce Mather Ltd. 01205 365032.

DIRECTIONS

To reach the subject land from our offices in Pump Square, head west on Main Ridge, then take the third exit at Bargate End Roundabout onto Spilsby Road. Follow the road until you reach a mini roundabout, where you should take the first exit onto Sibsey Road. Continue past Pilgrim Hospital and towards the outskirts of Sibsey. Just before entering the village, turn right onto Station Road, following the signpost for Old Leake. Drive all the way over the railway crossing and over Hobhole Drain, then take a left turn onto Hobhole Bank. Keep going over another railway crossing and take the first right turn onto Station Road. The subject land is located on the right-hand side, just before another level crossing. You should be able to spot it from our For Sale board. (All three crossings are on the same line).

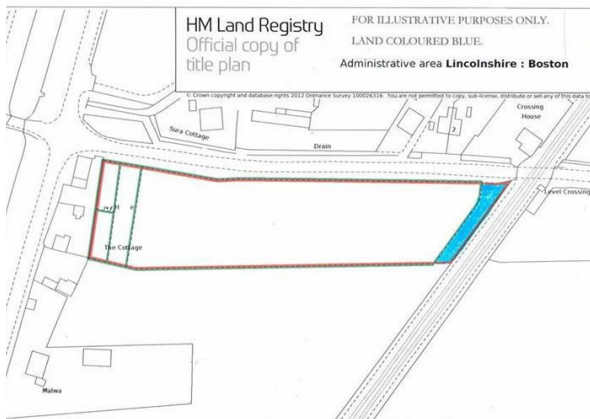
AGENT'S NOTE

Please note that there is a right of way for the neighboring field to the front section of the land by Station Road. The owner has informed us that the land is drained to the open dyke next to the railway embankment. Please keep in mind that all measurements are approximate. The services, fixtures, and fittings have not been tested by the Agent.

All properties are offered subject to contract or formal lease subject to not being previously sold or withdrawn. These particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited. Bruce Mather Limited, on behalf of themselves and the Sellers and Lessors of this property, give notice that:

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Plan



Area Map



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