



Patterdale, Cut End Road, Fishtoft, Boston, PE22 0QZ

This property offers SCOPE FOR RENOVATION and the site includes DERELICT BUNGALOW, SINGLE GARAGE which comes with 10 acres (sts). The bungalow is subject to an AGRICULTURAL HABITATION CLAUSE "The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, in the locality in agriculture as defined in Section 290(1) of the Town and Country Act 1971, or in forestry (including dependents or such a person residing with him) or a widow or widower of such a person."

- **Derelict Bungalow**
- **10 Acres (sts)**
- **Single Garage**
- **Rural Location**
- **No Chain**
- **Stable**

£325,000

Patterdale, Cut End Road, Fishtoft, Boston,

LOCATION

The property is situated in the village location of Fishtoft and Boston is a short distance where there is a range of amenities including primary/secondary schools, Further College of Education and the historic Pilgrim Fathers Memorial is located on the north bank of the Haven at the site of the former Scotia Creek, Fishtoft.

BUNGALOW

Derelict bungalow with single garage in need of restoration.

LAND

10 Acres of land with Agricultural Habitation Clause.

STABLE

Being of brick construction.

CORRUGATED BARN

60'0" x 20'0" (18.29m x 6.10m)

With large brick built hearth which had previously been used to house World War 2 prisoners.

AGENTS NOTE

The property is subject to an AGRICUTURAL HABITATION CLAUSE which means:

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dependents or such a person residing with him) or a widow or widower of such a person."

VIEWINGS

Strictly by appointment with the selling agents Bruce Mather Limited (Tel: 01205 365032 and prospective purchasers enter the property at their own risk.

DIRECTIONS

From our offices in Pump Square proceed to John Adams Way, turn left onto Main Ridge East, continue into Vauxhall Road. At the end turn into Freiston Road and immediately right into Church Road. Continue and turn left onto Fishtoft Road. Follow this road and turn right into Gaysfield Road and turn right onto Scalp Road. Continue on to Cut End Road and the property can be located on the right hand side as indicated by a Bruce Mather For Sale board.



Note: 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.

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