

For Sale by Private Treaty



Willow Tree Farm Yard – 1.16acres

Station Road, Hubbert's Bridge, Boston, Lincolnshire, PE20 3QT

BELL
ROBERT BELL & COMPANY



Willow Tree Farm Yard, Station Road, Hubbert's Bridge, Boston, Lincs, PE20 3QT

A versatile agricultural yard & buildings, with two dwellings, offering both a valuable opportunity for re-use and renovation or re-development potential (subject to planning).

For Sale by private treaty.

An evenly proportioned rectangular site, extending to approximately 1.16 acres (0.47ha) with extensive road frontage housing approx. 3,244sqft of buildings and two dwellings in need of renovation.

Guide Price: £400,000

Additional Land - A range of glasshouses and Dutch barn, is also available by way of separate negotiation. Approx. 0.63 acres (0.25ha).

Guide Price: £75,000



LOCATION

The village of Hubberts Bridge is situated at the junction of the A1121 and B1192 approximately 3 miles west of Boston, with its own public house, railway station, community centre, golf course, hotel and holiday park.

The village is predominantly linear in form, arranged along the B1192 on the southern side of the A1121. The site is situated at the southern end of the main body of the village, fronting Station Road on its north-western side and is shown for identification purposes on the attached plan.

The center of Boston with its good shops, sporting, schooling and social facilities is less than 3 miles away.

Boston – 3 miles

Horncastle – 17 miles

Sleaford – 14 miles

(Distance are approximate)

WILLOW TREE FARM YARD

1.16acres (0.47ha)

Shown edged RED on the plan.

A versatile agricultural yard, with a substantial range of buildings, comprising brick and asbestos grain store, workshops and stores. There is extensive road frontage served by a concrete loading area and circulation space.

There are two detached dwellings, each with its own private drive from Station Road and requiring extensive renovation.

The site offers potential for continued agricultural use, business re-use or residential re-development. The yard is rectangular, set back behind a deep grass verge and mature hedgerow.

THE BUILDINGS

Grain Store:- brick and concrete elevations under a pitched asbestos sheeted roof, concrete floor with central drying duct and with two pairs of timber sliding loading doors to the front – measuring approximately 22.6m x 18.3m viz. 414sqm (4,456 sq.ft). 'A' on the plan.

Front Workshop:- brick built elevations under a pitched asbestos sheeted roof with concrete floor and a pair of steel sliding loading doors to the front – measuring approximately 9m x 18.3m viz., 165sqm (1,770 sq.ft) 'B' on the plan.

Rear Workshops/Stores:- two interconnecting buildings, constructed in a mixture of brick and part asbestos clad elevations under mono-pitched and pitched asbestos sheeted roofs. Concrete floors. There is a pair of steel sliding loading doors c.18' in height in the south west elevation – these buildings extend to approximately 412sqm (4,445 sq.ft.) 'C' on the plan

THE DWELLINGS

The House: constructed c. 1948, a detached brick-built house, under a pitched and hipped rosemary tile clad roof. To the rear is a contemporary single storey mono-pitched off-shot and later brick and flat felt roofed extension to one side providing conservatory and garaging. The windows are a mixture of timber and aluminium framed.

Accommodation:

Ground Floor – conservatory; kitchen/diner; pantry; sitting room; hallway;

First Floor – landing; w.c.; bathroom; 3 bedrooms.

Garage

GIFA approximately 1,280 sq.ft (118.91 sq.m)

The Bungalow: dating from the late 1950's, a detached bungalow, built in brick under a pitched and hipped concrete tile clad roof, with a brick and flat felt roofed extension to one side. The bungalow has aluminium framed windows.

Accommodation: kitchen/diner; sitting room; hallway; w.c.; bathroom; 3 bedrooms; garage

GIFA approximately 1,283 sq.ft (119.19 sq.m)

ADDITIONAL LAND

0.63ac (0.25ha)

Shown edged BLUE on the plan.

The adjacent site is also available by separate negotiations and is shown for identification purposes edged blue on the plan. This site has its own access from Station Road and currently houses a substantial range of glass houses, amounting to approx. 15,373 sqft and a Dutch Barn extending to approximately 3,3900 sq.ft (315 sq.m). In addition, there is a cold-store adjacent to the Dutch Barn.

The site is useful in its own right. It is currently outside, but adjacent to, the edge of the settlement boundary as defined by The South East Lincolnshire Local Plan. The site may have some longer-term development potential.

OVERAGE

The additional land only will be subject to an overage provision. Whereby the vendors and their successors in title shall be entitled to 50% of any uplift in value to the subject land as a result of the granting of planning consent for residential development, on each and every occasion for a period of 25 years from completion. The effective value based on the granting of planning consent on the date of consent being granted.

GENERAL DETAILS

SERVICES

There is mains 3-phase electricity connected via a meter on the Additional Land with further mains electricity supplies into each house. Further details are available from the Agents and if the Additional Land is not sold with the main yard there may be requirements for the purchaser to alter the meter location and cable routes.

Mains water is connected to the yard and both the house and the bungalow, each with its own private foul drainage system too. Please Note: there is mains drainage available in Station Road, fronting the site. Prospective purchasers should satisfy themselves as to the suitability and availability of connection to existing services.

ACCESS

The yard is accessed from either Far Drove or Station Road on the southeast corner. The dwelling each have their own access from Station Road. There generally substantial road frontage on Station Road. The additional land has its own access to Station Road.

PLANNING

The property is located within Hubbert's Bridge, which is in Boston Borough Council. The property is in flood zone 3. It is currently in agricultural use. We are not aware of any recent planning history on the land.

Willow Tree Farm Yard is highlighted within the envelope of Hubbert's Bridge in the Local Plan. Prospective purchasers should make their own enquiries on the planning possibilities in relation to the South East Lincolnshire Local Plan. Hubbert's Bridge is classified as an 'Area of development restraint' as a C.1. Other Service Centre and Settlement.

TITLE AND TENURE

The Yard and Additional Land are offered For Sale Freehold with full vacant possession upon completion. Offers both unconditional or conditional on planning consent for change of use or re-development will be considered.

The land is unregistered.

FIXTURES & FITTINGS

Fixtures and fittings are included and interested parties can discuss any with the Agents.

RIGHTS OF WAY, EASEMENTS & WAYLEAVES

The property is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and all other rights, easements, quasi-easements and all wayleaves whether referred to in these particulars or not.

TENANTRIGHT & DILAPIDATIONS

There will be no claim for Tenantry nor counter claim for dilapidations of any kind.

VALUE ADDED TAX

It is understood that none of the land is elected for VAT.

VIEWING

Viewing is strictly by appointment only.

METHOD OF SALE

The property is offered for sale by Private Treaty.

These particulars were prepared in February 2024.

ANTI-MONEY LAUNDERING

Before any offer can be formally accepted (subject to contract) and solicitors instructed the potential purchaser will be required to provide proof of identity and address to the Agents Horncastle Office.

AGENT

Robert Bell & Company, Horncastle

F.A.O. Colin Low or Jessica Spurrier

Tel: 01507 522222 option 3

Email: colinlow@robert-bell.org or jessica@robert-bell.org

DISCLAIMER

Robert Bell & Company for themselves and for vendors or lessors of this property give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility otherwise as to the correctness of each of them;
- No person in the employment of Robert Bell & Company has any authority to make or give any representation of warranty whatever in relation to this property.
- All parties are advised to make appointments to view but the agents cannot hold themselves responsible for any expenses incurred in inspecting properties, which may have been sold or let.
- Intending Purchasers or Lessees should not rely on these particulars as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular to check for themselves; dimensions of land, rooms or buildings, use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase.
- These maps/plans are for identification purposes only. Reproduced from the Ordnance Survey Map with the permission of Her Majesty's Stationery Office. Crown Copyright Reserved. Licence No. ES759244
- Robert Bell & Company is the trading name of Robert Bell & Company Ltd. Registered office: Old Bank Chambers, Horncastle, Lincs, LN9 5HY. Registered in England & Wales. Registration number: 07461847





© Crown Copyright and database rights 2024 OS 100060020

Old Bank Chambers, Horncastle, Lincs LN9 5HY
Tel: 01507 522222
E-mail: landagency@robert-bell.org

robert-bell.org



CAAV



RICS