

For Sale by Private Treaty



Bank Farm Yard – approx. 2.2acres

Frithville, Boston, Lincolnshire, PE22 7DL

BELL



Bank Farm Yard

Frithville, Boston, Lincs, PE22 7DL

A useful agricultural yard near to Boston with Georgian brick barn, corn store, crewyard and poultry sheds; in 2.2 acres only 3 miles from Boston.

Available as a whole by Private Treaty.



GENERAL DESCRIPTION

This farmyard offers a secluded position (with no nearby dwellings) but convenient for the historic large market town of Boston.

It offers extensive accommodation with a 13" brick Georgian barn, Victorian crewyard, covered yard, piggeries, corn store and four large poultry sheds. Mains water and electricity (including 3 phase) are connected.

The property extends to approx. 2.2 acres.



LOCATION

Bank Farm lies on the south-east side of "Mill Drain" with access off Boston Road, Frithville. The centre of Boston with its good shops, sporting, schooling and social facilities is less than 3 miles away.

Boston – 3 miles

Horncastle - 15 miles

Sleaford - 20 miles

(Distance are approximate)

ACCOMMODATION

The brick barn is believed to date from around 1800 and is approximately 24' x 15' with mezzanine floor over part and about 13' to eaves. Five Victorian brick piggeries adjoin.

The former crewyard roof is supported by steel stanchions. There are brick walls of varying heights. It measures approximately 100' x 45', and has a concrete floor.

The corn store comprises an original Atcost building with 1980's leanto. Total 70' x 60' approximately with cornwalling to 2 sides and brick wall. Approximately 9' to eaves: Concrete floor with air dry floor on the west leanto.

There are four Harlow chicken sheds with insulated roofs, concrete bases, and low block walls. Three 160' x 45' : One 160' x 36'.

There was a farmhouse on this site, but this has been demolished. Its garage and generator shed remain and the garage houses the electricity meters.

Many of the buildings have asbestos containing materials and prospective purchasers should make their own enquiries on this and how it impacts their plans for the site.

SERVICES

Mains electricity comes from the north to "The Garage" where there are separate meters for the corn store buildings compared to the chicken sheds.

Mains water comes from the south alongside the track with the meter near the highway.

ACCESS

Access is by right of way over the bank owned by the Witham Fourth Drainage Board. The right of way is long established and it is understood the vendor has maintained the track surface. The track is occasionally used to give access to other land.

PLANNING

The property is located within East Lindsey District Council. The property is in flood zone 3. It is currently in agricultural use and previously used for poultry. We are not aware of any recent planning history on the land.

There is potential for permitted development rights for change of use to flexible commercial uses (class R) or for conversion to dwellings under class Q. Prospective purchasers should make their own enquiries on the planning possibilities.

TITLE AND TENURE

The property is sold freehold with vacant possession upon completion. The land is registered as part of title LL325915. Exact new boundaries of the yard are to be confirmed.

FIXTURES & FITTINGS

Fixtures and fittings are excluded 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 Tenantright 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.

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

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These particulars were prepared in October 2024 (pictures from 2022)



