



The Barn, Cherry Holt Lane

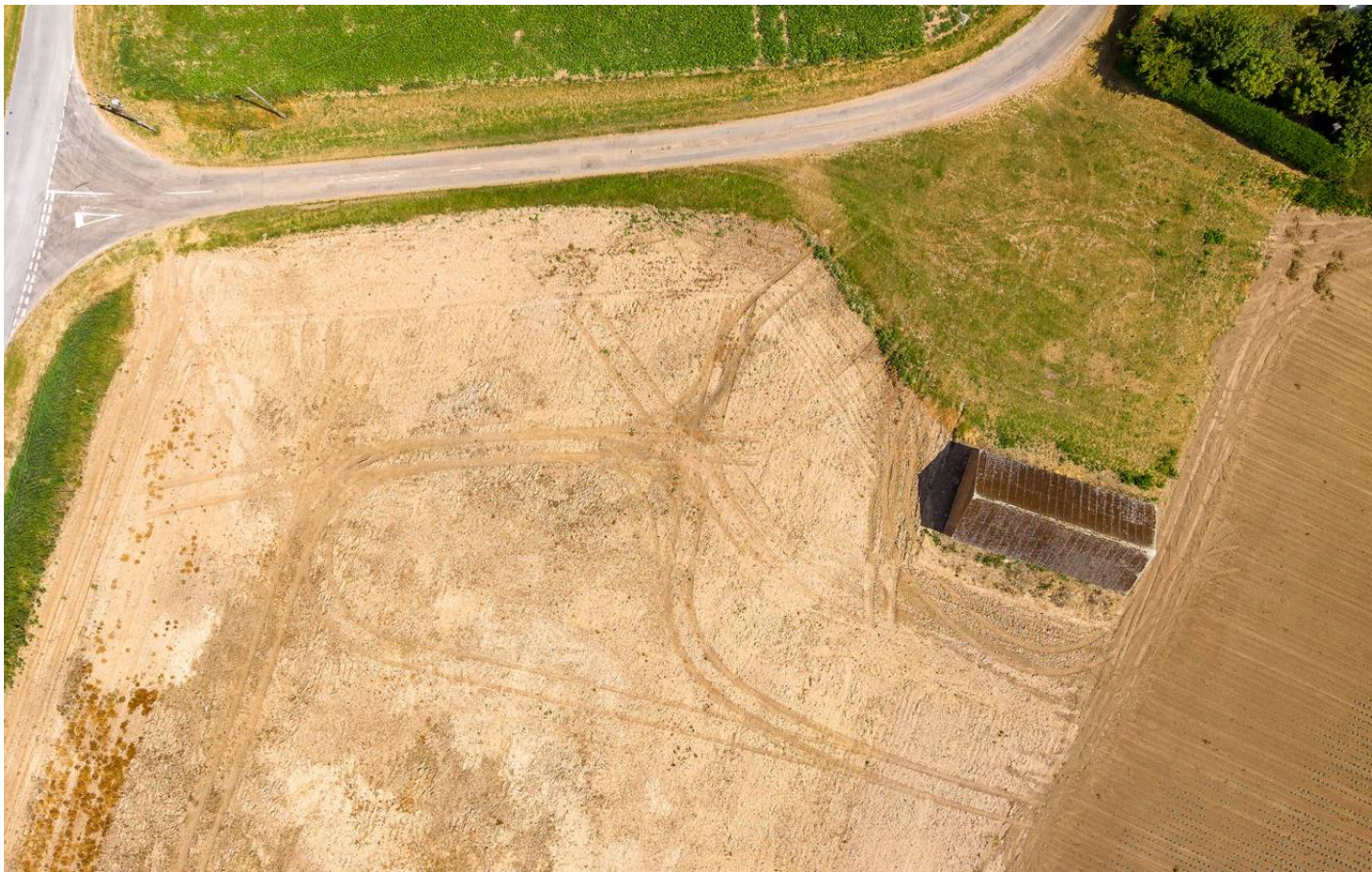
Sutterton, Boston

FOR SALE BY INFORMAL TENDER – CLOSING DATE 30TH SEPTEMBER 2026

An exceptional opportunity to create your dream countryside home. This traditional barn benefits from planning permission for conversion into an impressive three-bedroom residence. Set of a plot of approximately 1.1 acres, subject to survey and Nestled in a spectacular rural setting with panoramic views over unspoilt rolling countryside, the property offers a rare combination of privacy, space and outstanding potential. Further land is available by separate negotiation.

Tenure: Freehold





PLANNING PERMISSION

Planning permission was granted on 18th May 2026 for the conversion of the barn with extensions & alterations to form a new dwelling. Application reference number: B/25/0193.

THE PLOT

The plot size is approximately 1.1 acres, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

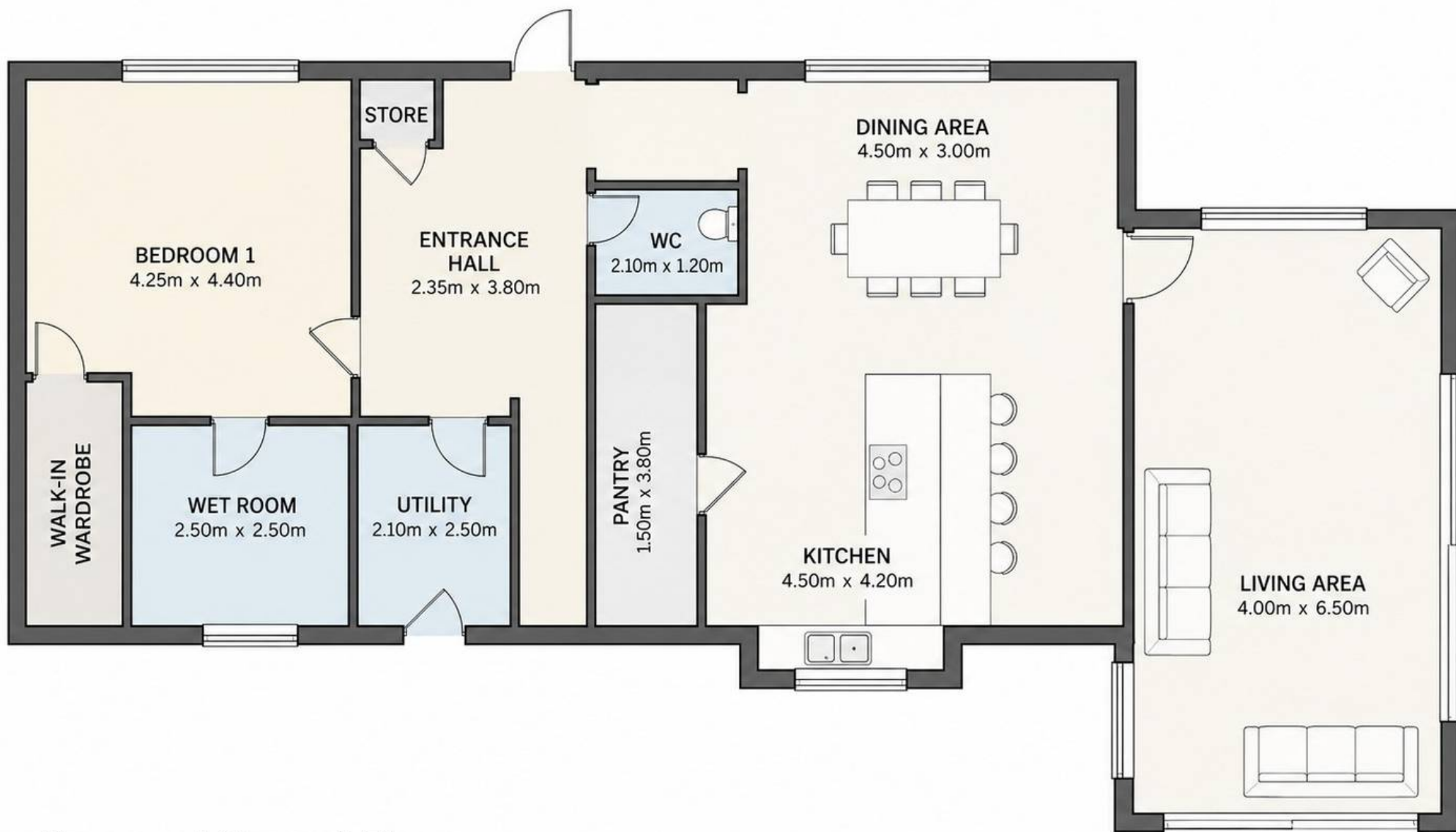
LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

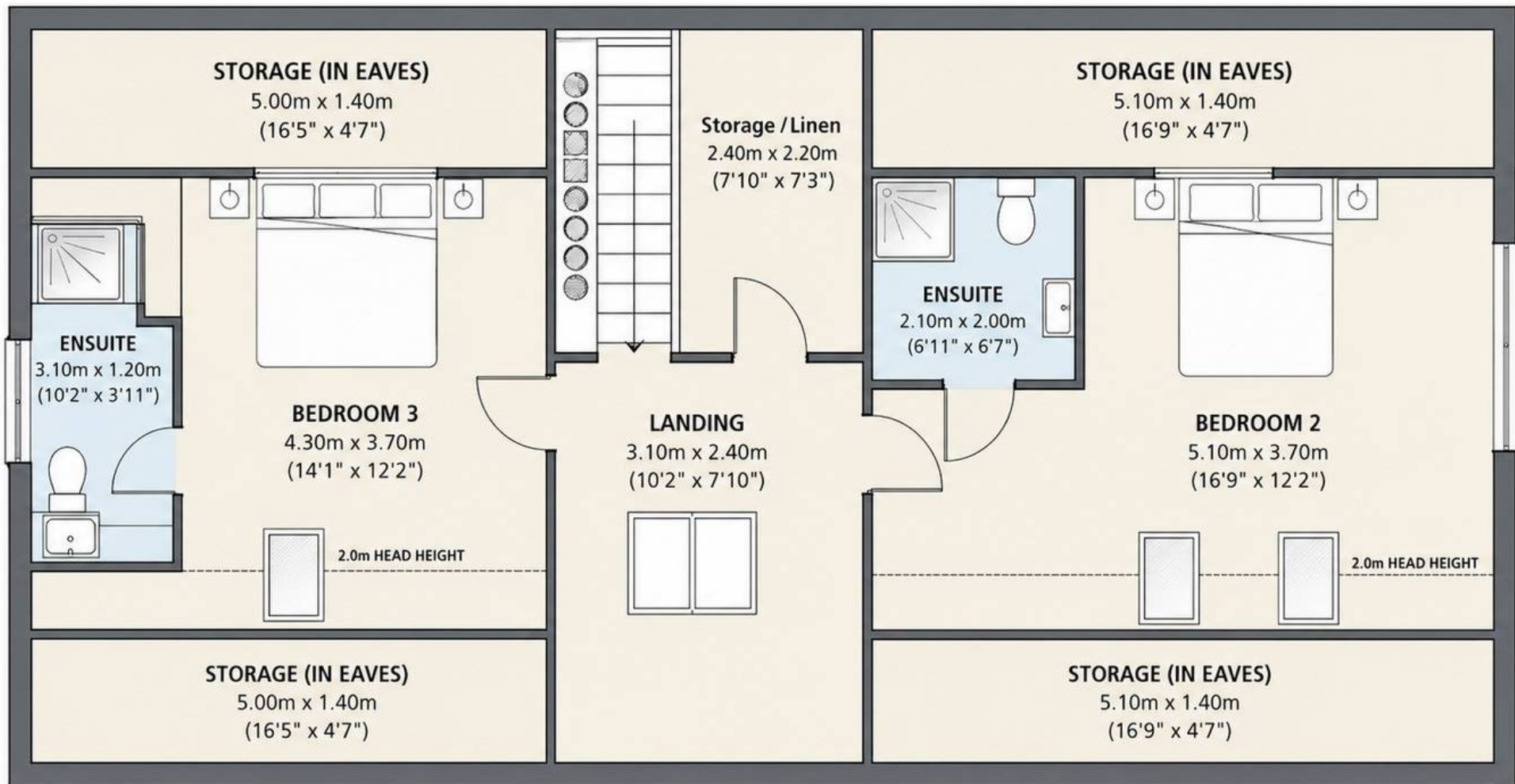


AI generated image
for guidance purposes only





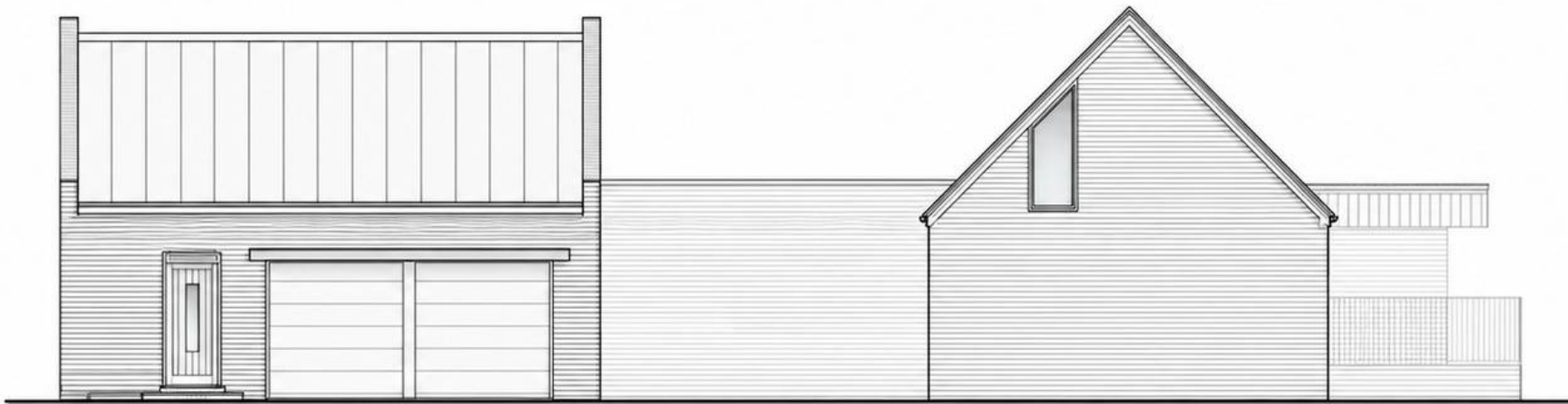
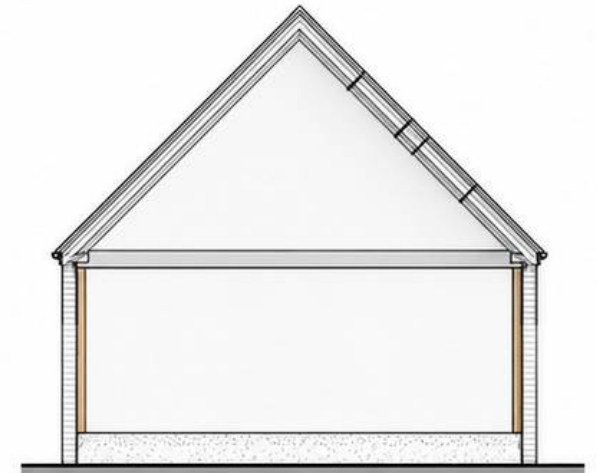
Proposed Ground Floor



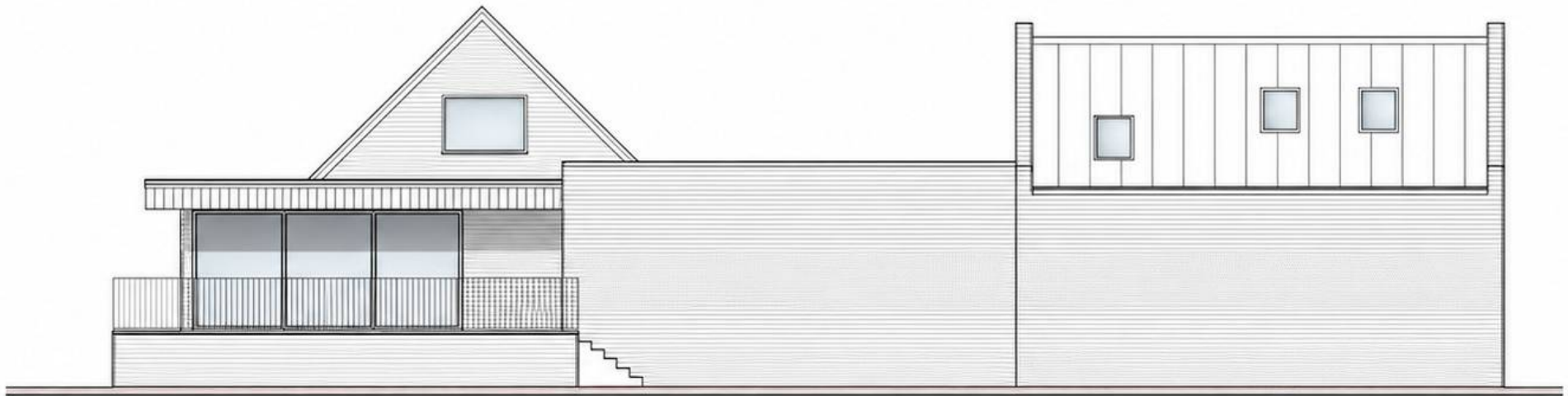
Proposed First Floor



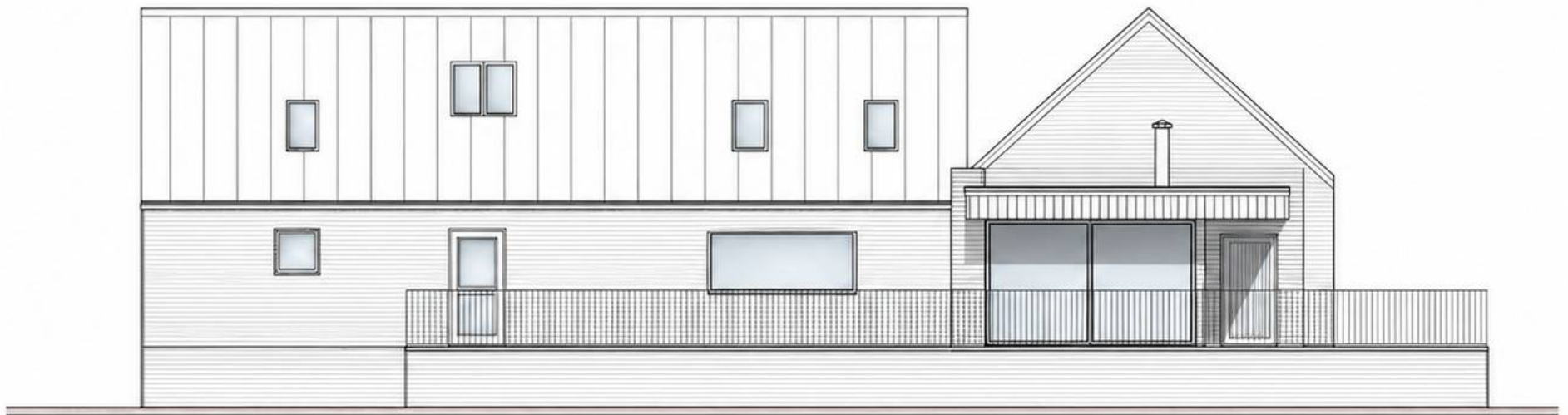
FRONT / EAST



SIDE / NORTH



SIDE / SOUTH



REAR / WEST



 **NEWTON FALLOWELL**

Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate – PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston

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PROPERTY DETAILS

Property Address: _____

Offer Amount: £ _____

Closing Date: _____ Reference: _____

Amount in Words: _____

PURCHASER DETAILS

Name _____

Address _____

Telephone _____

Email _____

PURCHASING POSITION☐ Cash Buyer☐ Property to Sell☐ On Market☐ Under Offer

Estate Agent _____

Time on Market _____

SOLICITOR DETAILS

Solicitor _____

Address _____

Telephone _____ Contact _____

FINANCIAL POSITIONMortgage Required ☐ Yes ☐ NoAgreement in Principle ☐ Yes ☐ No

Lender _____ Approx. Mortgage £ _____

IMPORTANT TENDER CONDITIONS

- The seller is not obliged to accept the highest or any offer.
- Submit one fixed offer only; escalating or amended bids will not be accepted.
- Offers must be received by the stated closing date in a sealed envelope marked 'Informal Tender'.
- The successful buyer will be expected to exchange contracts within one month of acceptance.
- Unsuccessful bidders will normally be notified within seven days.
- By signing below you confirm you have read and accepted these conditions.

Purchaser signature _____

Date _____

Office Use Only: Offer Received _____ Time _____ Initials _____