



Primrose, Trader Bank, Frithville

Boston

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £60,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. SUITABLE FOR CASH BUYERS ONLY

Occupying an enviable position on the sought-after Trader Bank, this delightful rural retreat enjoys a picturesque waterside setting with uninterrupted views across the surrounding Lincolnshire countryside. Set within a plot of approximately 0.20 acre (subject to survey), this rare opportunity offers an idyllic escape with a tranquil waterway to the front and open field views beyond. Held by the same family for over sixty years, the property provides the perfect retreat from the hustle and bustle of everyday life.

Benefitting from planning permission for holiday use, the plot is ideal as a weekend getaway, fishing retreat or base for enjoying the surrounding countryside. The established gardens are laid mainly to lawn and bordered by mature hedging, shrubs and trees, creating a private and peaceful haven rich in wildlife.

The existing log cabin provides comfortable accommodation comprising an open-plan lounge/kitchen, two bedrooms and a bathroom, offering immediate enjoyment with scope for future enhancement, subject to any necessary consents.

Enjoying a frontage of approximately 40 metres and a depth of approximately 32 metres, this unique property is perfectly positioned for those who appreciate walking, fishing, nature and the great outdoors. Whether you're seeking a peaceful holiday escape or simply a place to relax and reconnect with nature, this is a truly special opportunity to own your own slice of the Lincolnshire Fens.

Tenure: Freehold





LOG CABIN ACCOMMODATION

Glazed double doors to the:

OPEN PLAN LOUNGE/KITCHEN

16' 0" x 12' 11" (4.87m x 3.93m)
(max) Forming areas comprising:

LOUNGE AREA

Having window to side elevation, wood flooring and feature multi-fuel burner.

KITCHEN AREA

Having window to rear elevation, continuation of wood flooring, work surface with inset stainless steel sink & drainer, cupboard & space for fridge under. Work surface return with inset electric hob, drawers under and tall unit to side.

BEDROOM ONE

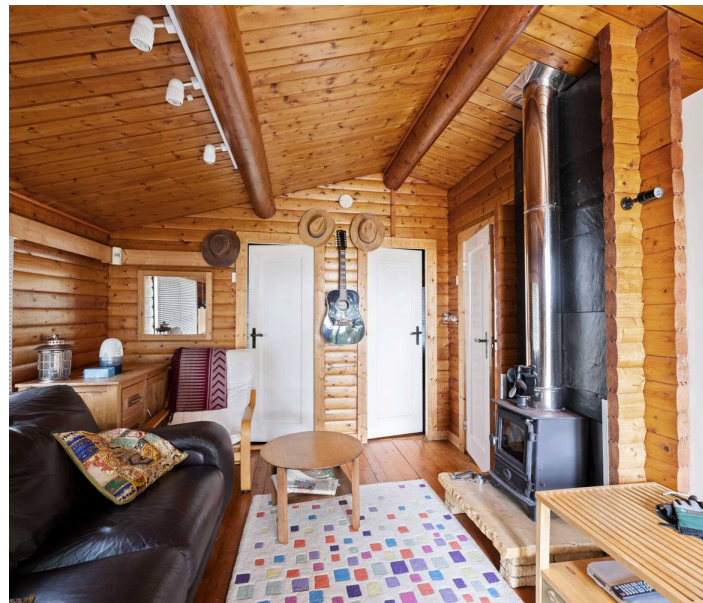
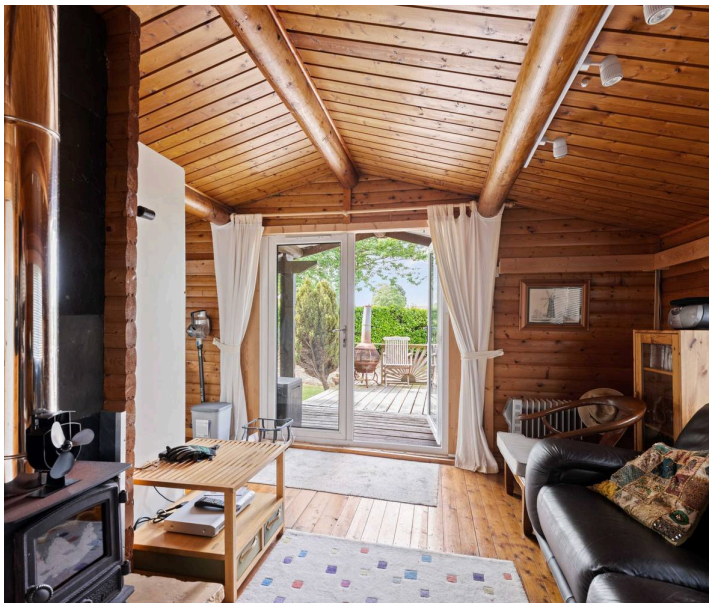
9' 3" x 6' 6" (2.83m x 1.97m)
Having window and wood flooring.

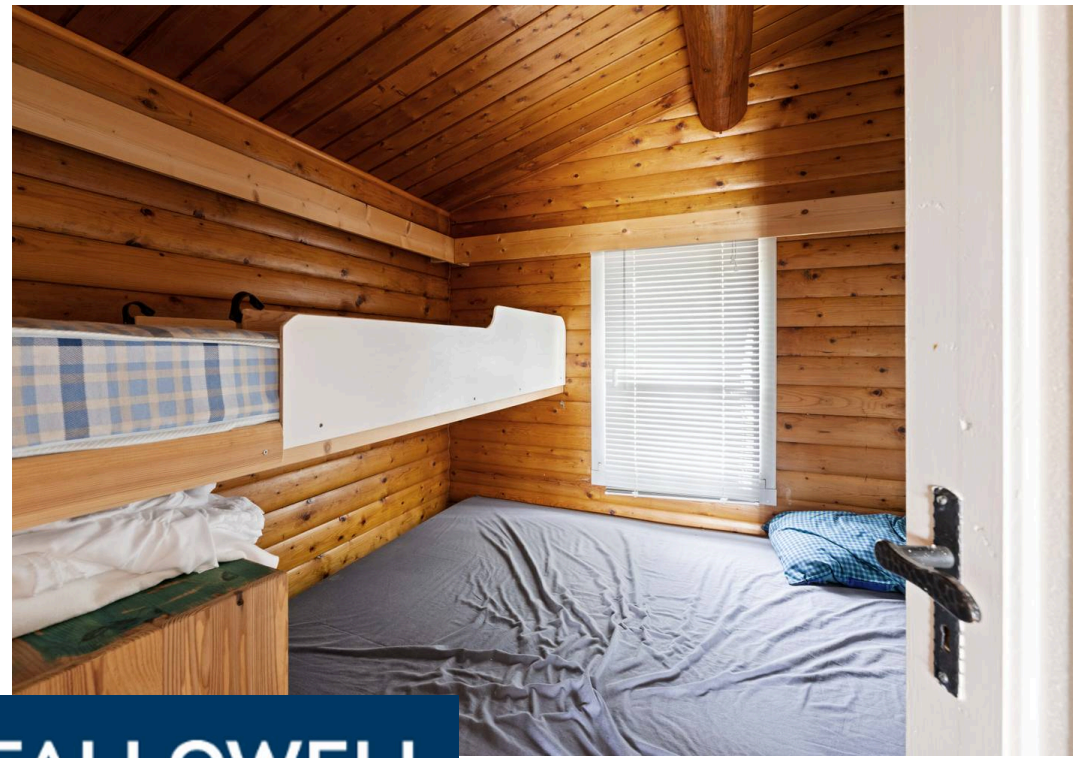
BEDROOM TWO

6' 8" x 6' 5" (2.04m x 1.96m)
Having window and wood flooring.

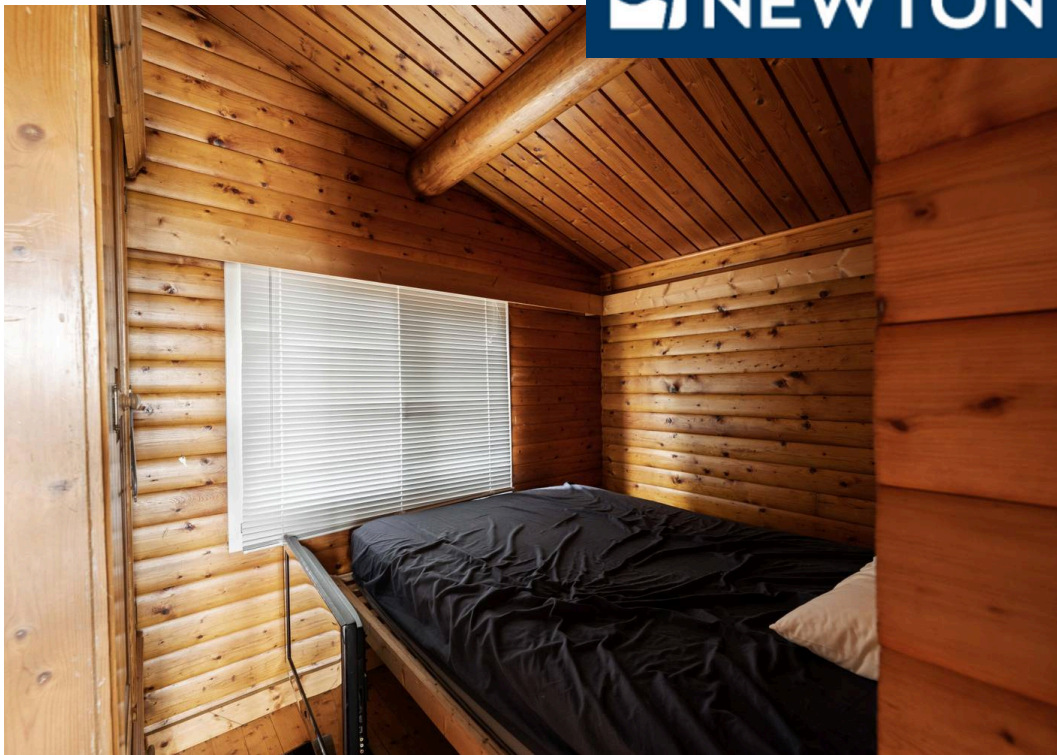
BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m)
Having window, tile effect flooring, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin.





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EXTERIOR

To the front of the cabin there is a decked veranda & seating area. The gardens are majority laid to lawn with an abundance of trees & shrubs plus off-road parking. The garden also features a tree house and garden shed.

SERVICES

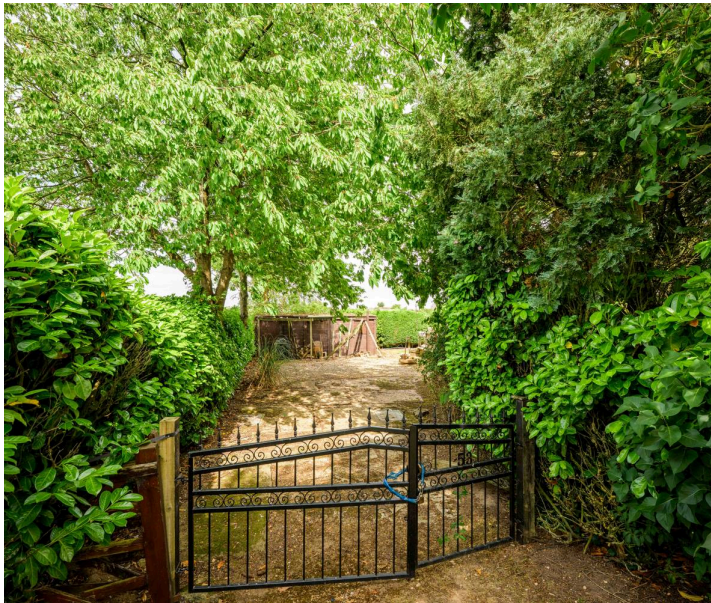
The log cabin has mains electricity and water connected. Drainage is to a septic tank. We are advised that the owners are currently paying circa £3,000 per year to the council for rates.

THE PLOT

The plot is approximately 0.20 acre, 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.



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AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

ADDITIONAL AUCTIONEERS COMMENTS

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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