



Gladwish Land Sales Ltd.

England's Largest Land Retailer – Helping You Find a Perfect Plot

Old Leake, Boston, Lincolnshire

The Land at Old Leake, Boston

An excellent opportunity to purchase some well located land off Mid Gate Road – Boston. The Land is conveniently located near the charming town of Old Leake.

This parcel comprises of flat agricultural land with clearly defined boundaries, making it ideal for various uses. We offer a range of plot sizes to cater to diverse needs and preferences, with options ranging from 0.5 acres to 1.23 acres.

To explore the available plots, please refer to this PDF or visit our website for more details.

www.perfectplot.co.uk

Telephone: 01403 262523

Email enquiries@gladwish.com





Key Features of the Land

Plots can be acquired individually or combined for a larger area.

Plots 5 and 14 have their own designated access points. Plot 5 can be accessed from Forty Foot Lane and plot 14 from Cowbroads Lane.

The land is designated for agricultural use and features a drainage system. The concrete headwalls of the drainage channels can be seen in the roadside drain.

Historically, this field was used for farming, having successfully cultivated crops such as Spring Barley, Broccoli, and Beans.

Land Information Old leake, Boston - Lincolnshire

Viewings

Prospective buyers are warmly invited to visit the land at their convenience. Feel free to explore the available plots on foot and appreciate the area firsthand.

Access

The primary entrance is accessible via Mid Gate Road. Additionally, Plots 5 and 14 have individual access points from Forty Foot Lane and Cowbroads Lane, respectively.

Rights of Way

The land has rights of way access making it easy for all plot owners to navigate and utilise their respective area.

Main Right of Way Entrance What 3 Words:

combining.layover.crouching

<https://what3words.com/combining.layover.crouching>

Plot Plans and Sizes

Each plot has been clearly outlined and will be officially registered with the Land Registry upon purchase.

Planning

Any necessary permissions should be sought from the local council.



Total Size	Total Plots	Land	Ownership	Nearest Postcode
9.21 Acres	14	Agricultural	Freehold	PE22 9RP

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Conveyancing and payment

We handle the conveyancing process; the only extra costs are the verification of a Land Registry ID form and the £45 Land Registry Fee. A 10% deposit is required upfront to reserve your plot, with the remaining balance due within 28 days.

If you choose to use your own solicitor, this can be arranged at your own expense.

Ownership Details

Upon purchase, the land will be transferred to you as a freehold property, with title deeds issued in your name/s by HM Land Registry.

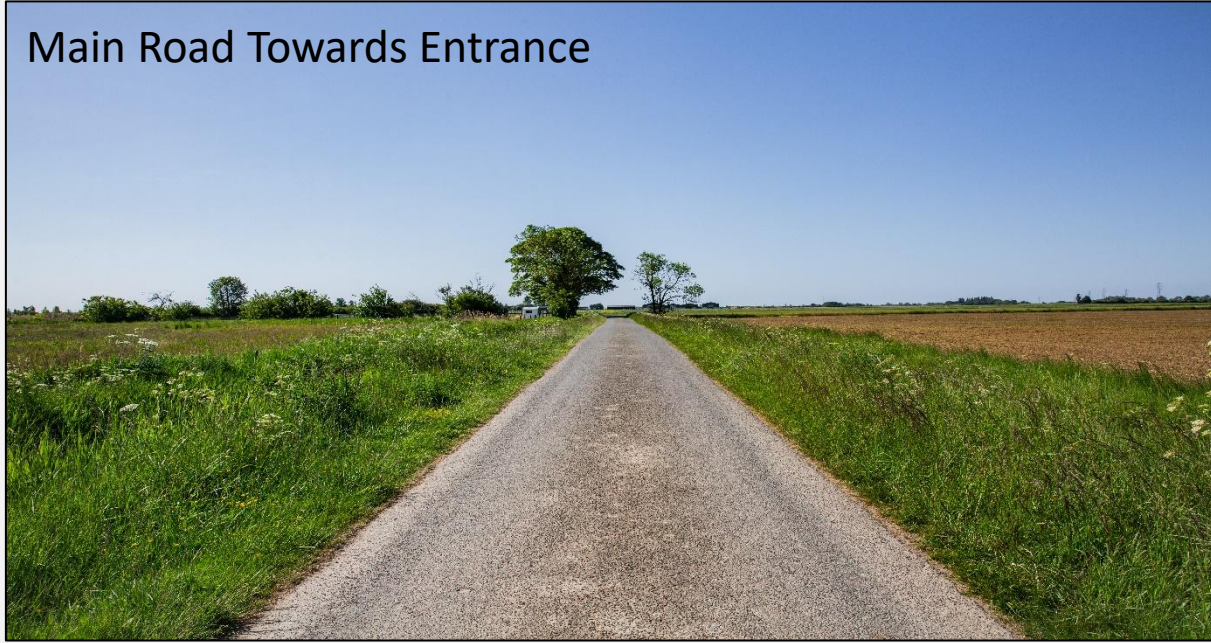
Please ensure any required permissions from the local council are obtained.

Services and Tenure

Please note that there are no services currently connected to the land, so potential buyers should conduct their own research regarding service availability. The land is sold as freehold, offering you complete ownership of the title register, which will be registered through HM Land Registry. The Land Registry will provide a copy of the title register and title plan on completion of your application.

*The information provided in this PDF has been prepared in good faith. For further assistance, please do not hesitate to contact our friendly team in the office. You can view available plots on the next page.

Main Road Towards Entrance



Wide View of Field



Middle Right Of Way Access



Wild Growth at Boston



Looking at Plot 1



Plot 5 with own access



Plot 14 with own access



Looking Out From Plot 8



Plots Available at Old Leake, Boston

Plot Number	Area (Acres)	Area (Sq.m)	Dimensions	Price	
1	0.51	2089	46m x 45m x 47m x 45m	£19,000	Reserve Now!
2	0.51	2069	46m x 45m x 46m x 45m	£19,000	Reserve Now!
3	0.51	2069	46m x 45m x 46m x 45	£16,500	Reserve Now!
4	0.51	2092	14.5m x 57.5m x 14.5m x 58.5m	£16,500	Reserve Now!
5	1.23	5002	14.5m x 56.5m x 14.5m x 57.5m	£38,000	Reserve Now!
6	0.50	2033	14.5m x 55.5m x 14.5m x 56.5m	£19,000	Reserve Now!
7	0.50	2025	39m x 54m x 39m x 50m	£19,000	Reserve Now!
8	0.50	2040	36.5m x 58m x 36.5m x 54m	£16,500	Reserve Now!
9	1.01	4105	30.5m x 98m x 82m x 84m x 5m x 58m	£32,500	Reserve Now!
10	0.50	2030	22m x 89m x 24m x 98m	£16,500	Reserve Now!
11	0.50	2035	24m x 80m x 26m x 89m	£16,500	Reserve Now!
12	0.50	2054	27m x 70m x 29.5m x 80m	£16,500	Reserve Now!
13	0.50	2054	29m x 64.5m x 32m x 76m	£16,500	Reserve Now!
14	1.00	4070	8m x 218m x 64.5m x 38m x 37m x 150m	£38,000	Reserve Now!

*The plots available for sale are listed as of the time of print, if a purchase is made it will be updated immediately on our website, which is: <https://www.perfectplot.co.uk/scottg?redirect=location.asp?Location=199>

Contact us to enquire
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Reference: Land at Boston