



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 3.0 acres to 3.3 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.

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 2 and 3 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

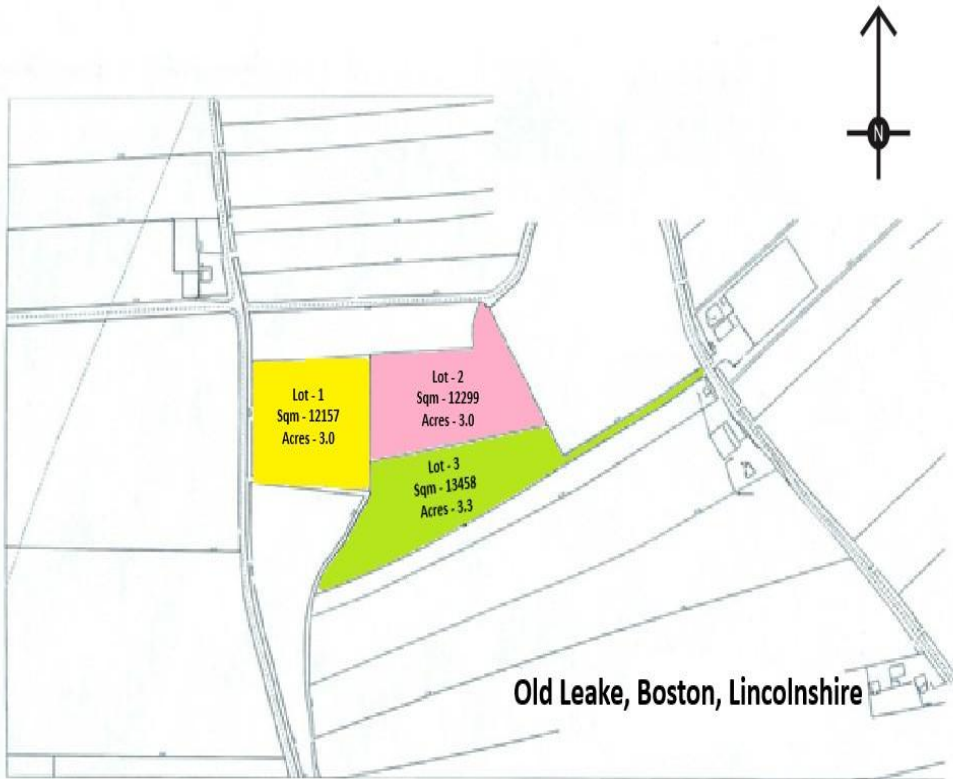
Any necessary permissions should be sought from the local council.



Total Size	Total Plots	Land	Ownership	Nearest Postcode
9.21 Acres	3	Agricultural	Freehold	PE22 9RP

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Conveyancing and payment

A solicitor is required to complete the transfer. Buyers should be aware that they will need to use their own appointed solicitor for all legal work involved.

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.

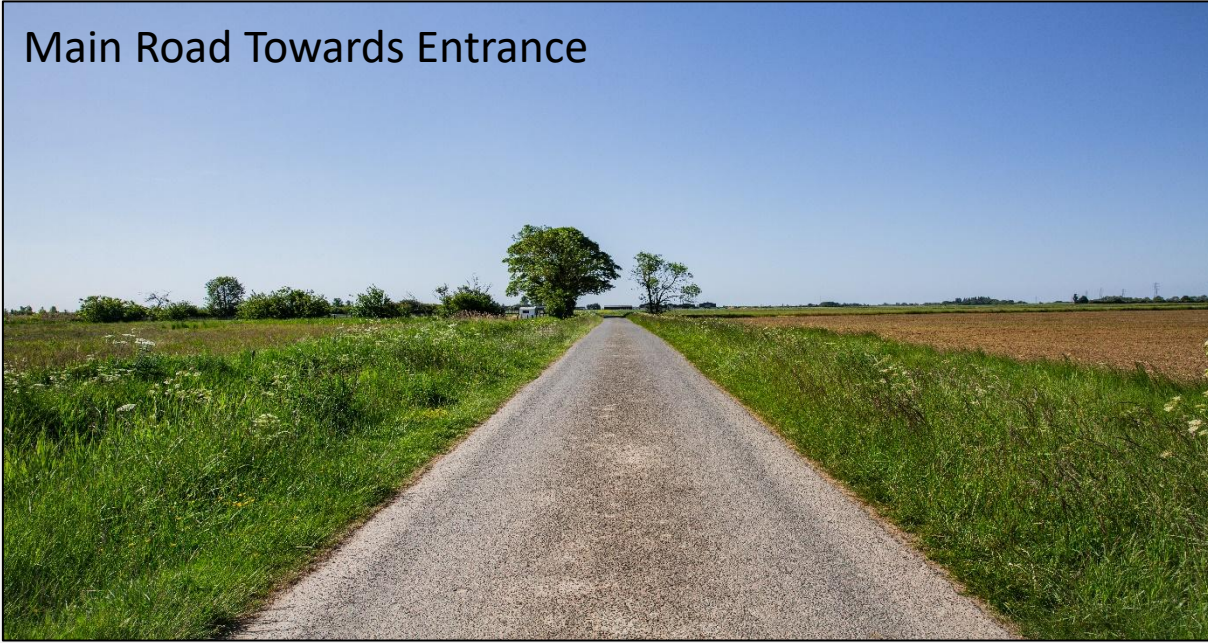
Please ensure any required permissions from the local council are obtained.

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	3.0	12157	117m x 109.5m x 118m x 97m	£75,000	Reserve Now!
2	3.0	12299	40m x 104m x 80m x 178 x 117m	£75,000	Reserve Now!
3	3.3	13458	150m x 27m x 178m x 30m x 5m x 84m x 411m x 8m	£75,000	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
enquiries@gladwish.com
Telephone: 01403 262523
Reference: Land at Boston