

High Profile 6.6 Acre Agricultural Field For Sale with Vacant Possession

Land off Waterbelly Lane | Sutterton | Boston | Lincolnshire | PE20 2LD



Agricultural Land Strategically Situated off A17 Trunk Road
Greenfield Site Adjacent to Roadside Services and Major Trunk Roads
Circa Average Daily Traffic Flow of 35,000 Vehicles

For Sale Freehold with Vacant Possession
£350,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Sutterton is located at the crossroads of the A16 Trunk Road and the A17 Trunk Road. The nearby roundabout aggregate for each daily two-way flow rates includes Boston - 15,000 vehicles, King's Lynn - 15,000 vehicles, Spalding - 13,300 vehicles and Newark - 12,200 vehicles.

The adjoining site is now developed as a roadside service station with occupiers, including McDonald's, Spar, Budgens, petrol filling station, and HGV service station.

Boston is located 10 miles to the north, Peterborough is 30 miles to the southwest, Lincoln, 35 miles to the northwest, and King's Lynn, 30 miles to the east.

Description...

The site comprises a largely rectangular greenfield site.

Access is from the north with Waterbelly Lane leading directly into the A17 Trunk Road, which forms the northern road frontage.

A high-pressure gas main traverses the site from north to south.

A cropping schedule is available on request, the land being transferable with any entitlements.

The land is currently let on a Farm Business Tenancy, therefore can be available with vacant possession.

Tenure....

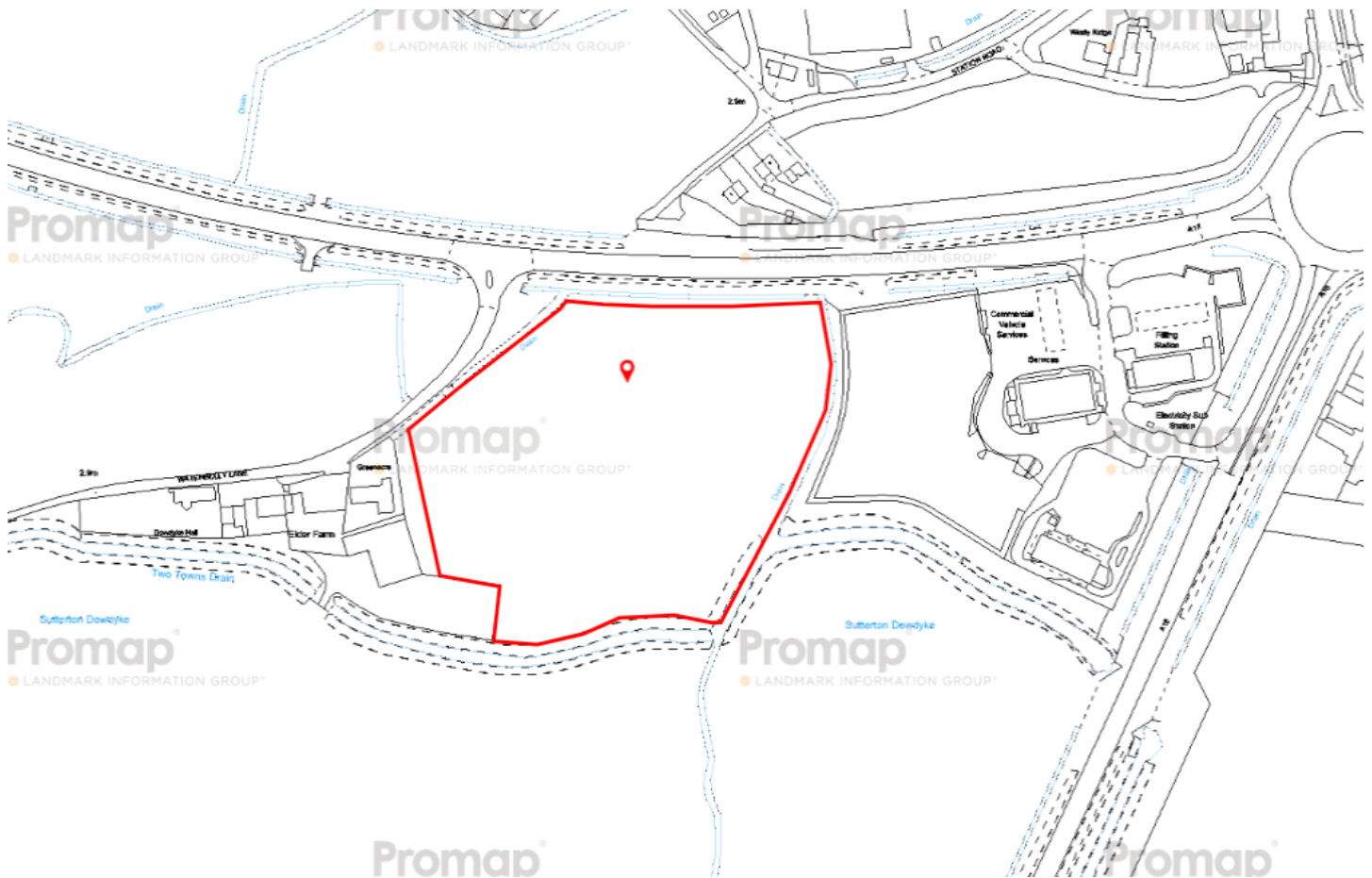
The Land is available freehold with vacant possession.

Viewing...

Interested parties are welcome to view the land from the roadside at their convenience. Should they wish to access the land, this may be done unaccompanied and at their own risk.

All visitors are required to wear appropriate personal protective equipment (PPE). Poyntons Consultancy accepts no liability for any injury, damage, or loss sustained while accessing or viewing the site.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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