



FOR SALE - Cherry Tree Farm, Frith Bank, Frithville, Boston, Lincolnshire, PE22 7BD

- **Informal Tender Date – Friday 16th May 2025 at 12 Noon**
- Development Opportunities, subject to Planning Permission
- Traditional Barns and Farmhouse (EPC rating G)
- Arable land and Grass land
- Seven Lots

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These particulars were prepared March 2025.

Location

Cherry Tree Farm comprises an attractive traditional farmhouse in need of renovation and updating, along with a range of traditional out buildings, being Lot 1. There are a further range of traditional buildings in a courtyard style with a steel frame grain store and pole barn and yard, being part of Lot 2. There are four good blocks of arable land, being Lots 3, 4 (one field of grass), 5 and 6, with the remainder of the land being grass.

The farm is located on Frith Bank, which is a hamlet in South Lincolnshire, five miles Northwest of Boston. The post code is **PE22 7BD**. The access to the property can be found by what three words //lush.budding.width.

Lot 1- Farm House and Outbuildings set in 2.15 Ac (0.87 Ha) – Guide Price £290,000

Cherry Tree Farmhouse is of red brick construction beneath a tile roof and comprises on the ground floor: Kitchen 5.31m x 4.30m (max) 2.79 (min), Pantry 3.42m x 2.62m, W.C, Lounge 4.29m x 4.06m, Playroom 3.43m x 2.66m and Lounge 4.34m x 4.33m. On the first floor: Bedroom 4.33m x 4.36m, Bedroom 2.67m x 3.47m, Bedroom 5.53m x 4.30m (max) 2.63 (min) connected to 3.48m x 2.70m with Bathroom off 2.77m x 3.47m comprising bath with shower over, W.C and wash hand basin.

Outside there is a driveway with lawn area and a range of traditional buildings of red brick and tile construction. There is additional grass to the north of the property and the total plot extends to 2.15 acres. The property is outlined and hatched red on the Sales Particulars Plan.

There is an overage in place for 40 years for 30% of the uplift in value on implementation of any planning permission enabling more than one dwelling to be established on the property.

The property is accessed directly from the public highway. Lot 1 provides Right of Way to 3 over the grass area to the front eastern edge of the property shown marked by teal line on the Sales Particulars Plan.

Lot 2 - Grain Store, Range of Traditional Farm Buildings set in 4.55 Ac (1.84 Ha) – Guide Price £175,000

There is a range of traditional buildings of red brick and tile construction, a pole barn and a grain store. There is grass to the road frontage and additional grass to the north of the property and the total plot extends to 4.55 acres. The property is outlined and hatched dark blue on the Sales Particulars Plan.

There is an overage in place for 40 years for 30% of the uplift in value on implementation of any planning permission enabling more than one dwelling to be established on the property.

The property is accessed directly from the public highway. Lot 2 provides Rights of Way to 4, 7, 5 and land to north via the existing farm track to the west of the property shown marked by the brown line on the Sales Particulars Plan.

Lot 3 – Arable land extending to 14.95 Ac (6.05 Ac) – Guide Price £160,000

14.95 acres of very good quality arable land in one field, currently growing a vegetable crop. The property is outlined and hatched yellow on the Sales Particulars Plan.

Lot 3 is accessed via a Right of Way over the grass area to the front eastern edge of Lot 1 shown marked by the teal line on the Sales Particulars Plan.



Lot 4 – Arable and Grass land extending to 28.83 Ac (11.67 Ha) – Guide Price £250,000

21.57 acres of arable land and 7.26 acres of grass land in four fields. The property is outlined and hatched light blue on the Sales Particulars Plan.

Lot 4 is accessed via a Right of Way over Lot 2, shown by a brown line on the Sales Particulars Plan, and Lot 5, shown by a red line on the Sales Particulars Plan. Lot 4 provides Rights of Way via an existing farm track to 7, 5 and land to north marked by a brown line on the Sales Particulars Plan.



Lot 5 – Arable land extending to 33.60 Ac (13.60 Ha) – Guide Price £300,000

33.60 acres of arable land in three fields. The property is outlined and hatched green on the Sales Particulars Plan.

Lot 5 provides a Right of Way to 4, shown by a red line on the Sales Particulars Plan and land to north, shown by a brown line on the Sales Particulars Plan. Lot 5 benefits from a Right of Way over Lots 2 and 4, shown brown on the Sales Particulars Plan.

Lot 6 – Arable land extending to 8.38 Ac (3.39 Ha) – Guide Price £90,000

8.38 acres of very good quality arable land in one field, currently growing a vegetable crop. The land is accessed directly from the public highway. The property is outlined and hatched orange on the Sales Particulars Plan.

There is an overage in place for 40 years for 30% of the uplift in value on implementation of any planning permission on the property.

Access is directly from the public highway.

Lot 7 – Grass land extending to 7.64 Ac (3.09 Ha) – Guide Price £67,500

7.64 acres of grass land in one field. The property is outlined and hatched purple on the Sales Particulars Plan.

There is an overage in place for 40 years for 30% of the uplift in value on implementation of any planning permission on the property.

Lot 7 is accessed via a Right of Way over Lot 2, shown by a brown line on the Sales Particulars Plan.

Lot	2025	2024	2023	2022	2021	RPA Field No.	RPA Area (Ha)	RPA Area (Ac)
1	House and Buildings						0.23	0.57
1	Grass	Grass	Grass	Grass	Grass		0.64	1.58
2	Grass	Grass	Grass	Grass	Grass	pt TF3047 8854	1.54	3.81
2	Buildings						0.30	0.74
3	Veg	Barley	Wwheat	Veg	Veg	pt TF3047 9630	6.05	14.95
4	Wwheat	Wwheat	Wwheat	OSR	Wwheat	pt TF3047 9775	3.75	9.27
4	Grass	Grass	Grass	Grass	Grass	pt TF3047 8854	2.94	7.26
4	Wwheat	Wwheat	Wwheat	Beans	Wwheat	pt TF3047 9630	2.89	7.14
4	Wwheat	Wwheat	Wwheat	OSR	Wwheat	TF3047 8475	2.09	5.16
5	Wwheat	Wwheat	Wwheat	Wwheat	Wwheat	pt TF3047 9775	4.00	9.88
5	Wwheat	Wwheat	Wbeans	Wwheat	OSR	TF3048 9101	6.15	15.20
5	Wwheat	Wwheat	Wwheat	Wwheat	Wwheat	TF3148 2208	3.45	8.52
6	Veg	Barley	Wwheat	Veg	Veg	TF3047 7031	3.39	8.38
7	Grass	Grass	Grass	Grass	Grass	TF3047 7149	3.09	7.64
							37.80	100.10

National Grid Electrical Transmission

The Seller has been contacted by National Grid Electrical Transmission about Eastern Green Link 3 and Eastern Green Link 4, which is a proposal to install two new primarily offshore high voltage electricity links and associated onshore infrastructure between Scotland and England. Further details are available from the Seller's Agent.

Planning

For planning enquiries please contact Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR 01205 314305.

Services

Mains water and single and three phase electricity are connected to Lot 1. Foul drainage to Lot 1 is via a private system. Mains water and single and three phase electricity are connected to Lot 2, but a new meter will need to be installed for both services.

Basic Payment Scheme

The Land is registered with the Rural Payments Agency; however, all delinked payments will be retained by the Seller's.

Countryside Stewardship Scheme

There is currently a Mid-Tier Countryside Stewardship Scheme in place which includes options on the property and other land not included with the sale. current scheme is to be split and transferred to the buyer/s. Details of the current Agreement options and payments are available from the Seller's Agent.



EA Elizabeth Allen

Land Agents Limited

Management Compliance

The Vendors will be responsible for following the DEFRA Rules for Farmers and Land Managers up to the date of completion. The buyer/s will take over these obligations on Completion and will indemnify the Seller's for any non-compliance which results in a penalty or reduction in the Seller's payments under the Basic Payment Scheme and/or Countryside Stewardship Scheme.

Sporting and mineral Rights

The sporting and mineral rights are included in the sale, insofar as they are owned.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, free standing domestic and electric items, garden machinery and agricultural machinery.

Health and Safety

The property is part of a working farm and therefore Viewers should be careful and vigilant whilst on the holding. Neither the Seller's nor the Seller's Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the Vendor's agents and the purchaser will be deemed to satisfy themselves as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Tenantright

The land is to be sold free of any Tenantright claim.

Holdover

Holdover is required on all the land until 30th September 2025.

Method of Sale

The Informal Tender date is Friday 16th May 2025 at 12 Noon. Tenders should be submitted on the tender form attached to michelle@ealandagents.co.uk or in person to Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft, Lincolnshire, PE6 9QB. Please advise in advance if you are delivering the Tender form in person.

Tenure, Exchange and Completion

The land is sold freehold with vacant possession on completion, subject to holdover where required until 30th September 2025.

Exchange of Contracts is expected within 30 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Anti Money Laundering and Proof of Funds

Buyer/s will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Please provide proof of funds at the same time as making your bid.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

- Lot 1 provides Right of Way to 3
- Lot 2 provides Rights of Way to 4, 7, 5 and land to north
- Lot 4 provides Rights of Way to 7, 5 and land to north
- Lot 5 provides Right of Way to 4 and land to north

VAT

VAT is not payable.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Seller's Agent will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Seller's Agent on the viewing days, please book your appointment to confirm attendance:

Monday 14th April – 10 am to 11.30 am

Thursday 24th April – 5 pm to 6 pm

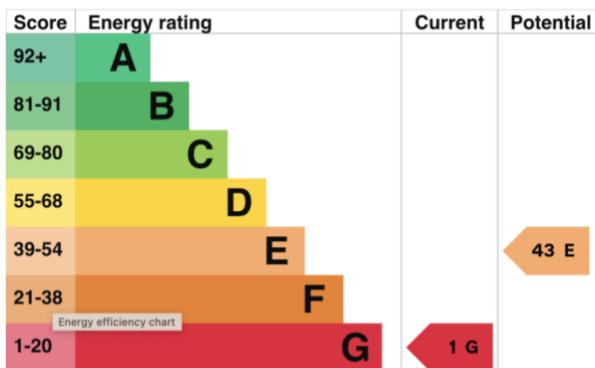
Thursday 1st May – 10 am to 11.30 am

Saturday 10th May – 10 am to 11.30 am

Seller's Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 01778 700194 or elizabeth@ealandagents.co.uk



The graph shows this property's current and potential energy rating.