



For Sale – Land at Baston, Bourne, Lincolnshire

Guide Price £315,000

- Approximately 6.30 Hectares (15.56 Acres)
- Attractive Paddock Land
- Direct Road Frontage
- Hedged Boundaries
- Secluded and Private Location
- Smaller plots available by separate negotiation

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 June 2025.

Location

The land is located approximately two miles east of Baston, seven miles south of Bourne and seven miles north of Peterborough. The location of the entrance is ///reshaping.jaunts.monitors

Description

The land parcel extends to 15.56 Acres and comprises an attractive set of paddocks near to the village of Baston. The land is private, with hedge boundaries, with some mature trees. The surrounding land is in agricultural production. There are plots of land nearby used for gravel extraction, caravan and camping parks and fishing lakes.

Planning

Any planning enquiries should be sent to: South Kesteven District Council, Council Offices, The Picture House, St Catherine's Road, Grantham, NG31 6TT.

Services

There are no services connected to the property.

Exchange and Completion

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.

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.

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 Sellers' Agent will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Sellers' Agent, as detailed below.

Anti Money Laundering

Buyer 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.

Sellers' Agent

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