

# Parcel of Land Located in a Popular Village Available Immediately

Land at Oak House Lane | Haltoft End | Boston | Lincolnshire | PE22 0PJ



A Largely Rectangular Parcel of Land Available For Sale Freehold with Vacant Possession

18.5m Road Frontage by 25m Average Depth, 490sqm, 0.12 Acres

Offers Invited Over £40,000 Subject to Contract

**poyntons** consultancy

PROPERTY MARKETING SPECIALISTS

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## Location...

The market town of Boston has a population of around 70,000 residents and is located 115 miles to the north of London on the South Lincolnshire Fens.

The A52 trunk road leads out of the town into Skegness through the village of Haltoft End and Freiston located approximately 4 miles to the east.

Nearby facilities include the Castle Inn Public House and Dobbies Garden Centre with a Waitrose franchise and Mountains Butchers.

Oak House Lane is located to the north of the A52 trunk road, the land being located on the eastern boundary in between housing.

## Description...

The land comprises a largely rectangular site with road frontage estimated to be around 60ft, 18.5m and an average depth of around 25m, 82ft.

The land extends around 490sqm and has an open rear aspect.

## Method of Sale...

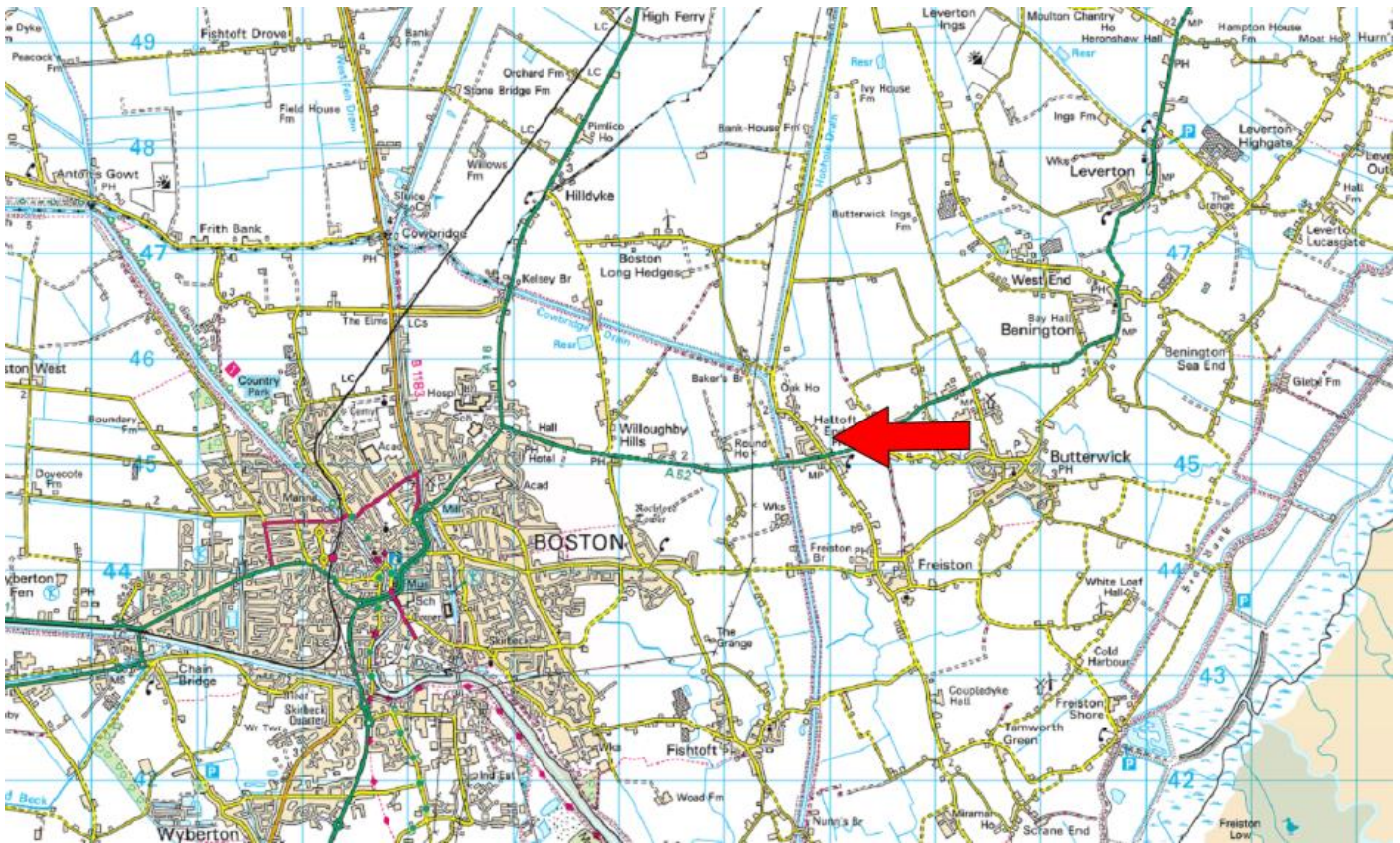
The land is available freehold with Vacant Possession.

## Viewings...

Interested parties are welcome to view the land from the roadside at their convenience. Should they wish to access the land, this must 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.

**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.



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