



FOR SALE – Land at Elder's Gate and Hunt's Gate, Sutton St James, Lincolnshire

Guide Price: £57,000

- 6.71 Acres (2.72 Hectares) of good quality arable land
- Grass and Arable use
- Road frontage

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 July 2026

Location

The land is located approximately six miles from Holbeach and eleven miles from Spalding.

The postcode for the property is PE12 0JB.

What3words: ///serenade.gladiator.flushed

Description

The land extends to 6.71 acres approximately (2.72 Hectares).

Part of the land has been used as bird cover in recent years and partially laid to grass.

The land is of good quality and is surrounded by arable land.

There is road frontage to Elder's Gate and Hunt's Gate on two sides, with access directly from the public highway.

Land is Land Registry registered.

Exchange, Completion and Holdover

Exchange of Contracts is expected within 30 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.

Holdover is in place until 30th September 2026.

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

Viewing

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

Selling Agent

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