

# 6 acres, 2.5 hectares of Secluded Ancient Parkland For Sale Freehold with Vacant Possession with Development Potential STP

The Paddock | Hall Lane | Algarkirk | Boston | Lincolnshire | PE20 2HG



Unique Opportunity to Acquire Private Parkland with Orchard, Woodland, Dry Lake with Island and Fenced Paddock Areas being Mainly Set to Grass with a Large Number of Mature Trees and Private Hedged Boundaries  
Located on the Boundary of Sutterton and Algarkirk  
Sale Includes a 198sqm, 2,130sqft Timber Frame Building

Available For Sale Freehold with Vacant Possession  
£325,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
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## Location...

Named after an Aelfgar, Earl of Mercia, Algarkirk is an ancient Civil Parish in the Borough of Boston with a population just under 400 residents and features a large parish church.

St Peter and St Paul's, which dates from the late C12, borders the Parkland and is noted in the book of England's 1000 most famous churches.

The village is located close to the Intersection of the A16 and A17 Trunk Road, where there are 24 hour services including restaurants.

The village of Sutterton, which forms part of the western boundary, is a major village with a population of approximately 1,600 and a range of local amenities including village shop, church, fish and chip shop, public house and restaurant.

The village of Kirton is to the north with a population of approximately 3,000 and the town of Boston with a population over 80,000 is approximately 9 miles to the north.

Spalding is 7 miles to the southwest and Peterborough is approximately 22 miles to the southwest.

## Description...

The site comprises an area of ancient parkland once forming part of the village of Algarkirk, part of which is now covered by a Scheduled Ancient Monument designation as a Shrunken Medieval Village.

A gated access from Hall Lane leads to a grassed and mown paddock with high mature hedged boundaries and a number of trees forming parkland.

An ancient right of way (gated) leads across the site to the main field, again being set to grass where there is a paddock and a fenced lake with an island extending to around 3/4 acre or thereabouts. The lake is currently dry and could be easily re-instated.

Within the site are fenced areas currently used for livestock.

The sale including a number of useful buildings including a ancient vintage railway carriage lorry body.

To the west of the site is a timber framed monopitch store with an internal eaves height of around 3m extending to provide 198sqm, 2,130sqft of accommodation, divided into three with double garage doors, an office and having a concrete floor.

Outside this building is a decked area extending to 4m x 4m, approximately.



## Development Potential...

The site is technically in Countryside, however, it adjoins two curtilage boundaries of established settlements, namely Algarkirk and Sutterton.

Purchasers are advised to make their own enquiries with regards to any development potential on the site, whether that be a single dwelling, day or holiday lodges or other development.

## Tenure...

The land is for sale, freehold with vacant possession with no overage clause on development.



## Viewing...

All viewings are to be made strictly by appointment through the agent due to livestock on site.

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