



## Land in PE22

Trader Bank, Frithville, Boston,  
Lincolnshire, PE22 7EH

**£60,000** Starting Bid

Tenure

**Freehold**

## Property features

- ✓ Plot of approximately 0.20 acre (subject to survey)
- ✓ Planning permission for holiday
- ✓ Picturesque waterside setting

## Arrange a viewing

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Branch Manager  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

For sale via auction - fees, terms and conditions apply.

Occupying an enviable position on the sought-after Trader Bank, this delightful rural retreat enjoys a picturesque waterside setting with uninterrupted views across the surrounding Lincolnshire countryside. Set within a plot of approximately 0.20 acre (subject to survey), this rare opportunity offers an idyllic escape with a tranquil waterway to the front and open field views beyond. Held by the same family for over sixty years, the property provides the perfect retreat from the hustle and bustle of everyday life.

Benefitting from planning permission for holiday use, the plot is ideal as a weekend getaway, fishing retreat or base for enjoying the surrounding countryside. The established gardens are laid mainly to lawn and bordered by mature hedging, shrubs and trees, creating a private and peaceful haven rich in wildlife.

The existing log cabin provides comfortable accommodation comprising an open-plan lounge/kitchen, two bedrooms and a bathroom, offering immediate enjoyment with scope for future enhancement, subject to any necessary consents.

Enjoying a frontage of approximately 40 metres and a depth of approximately 32 metres, this unique property is perfectly positioned for those who appreciate walking, fishing, nature and the great outdoors. Whether you're seeking a peaceful holiday escape or simply a place to relax and reconnect with nature, this is a truly special opportunity to own your own slice of the Lincolnshire Fens

Please note we have not inspected this property.

Price: Starting Bid £60,000

Property Type: Land

Business Type: Other/Unspecified

Parking: None

## Location

Occupying an enviable position on the sought-after Trader Bank, this delightful rural retreat enjoys a picturesque waterside setting with uninterrupted views across the surrounding Lincolnshire countryside.

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## Site details

### LOG CABIN ACCOMMODATION

Glazed double doors to the:

#### OPEN PLAN LOUNGE/KITCHEN

16' 0" x 12' 11" (4.87m x 3.93m)

(max) Forming areas comprising:

#### LOUNGE AREA

Having window to side elevation, wood flooring and feature multi-fuel burner.

#### KITCHEN AREA

Having window to rear elevation, continuation of wood flooring, work surface with inset stainless steel sink & drainer, cupboard & space for fridge under. Work surface return with inset electric hob, drawers under and tall unit to side.

#### BEDROOM ONE

9' 3" x 6' 6" (2.83m x 1.97m)

Having window and wood flooring

#### BEDROOM TWO

6' 8" x 6' 5" (2.04m x 1.96m)

Having window and wood flooring

#### BATHROOM

6' 5" x 6' 0" (1.96m x 1.83m)

Having window, tile effect flooring, panelled bath with electric shower fitting & anti-splash screen over, close coupled WC and pedestal hand basin

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## Site details (cont)

### EXTERIOR

To the front of the cabin there is a decked veranda & seating area. The gardens are majority laid to lawn with an abundance of trees & shrubs plus off-road parking. The garden also features a tree house and garden shed.

### SERVICES

The log cabin has mains electricity and water connected. Drainage is to a septic tank. We are advised that the owners are currently paying circa £3,000 per year to the council for rates, including second home premium

### THE PLOT

The plot is approximately 0.20 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase

## Tenure

2x titles, title number LL209469

One title is unregistered.

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## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Trader Bank, Frithville, Boston, Lincolnshire, PE22 7EH

Contact your local branch today for more information on this property:

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