

Executive ¼ Acre Building Plot For Sale Freehold with Vacant Possession

Plot at Tytton Lane East | Wyberton | Boston | Lincolnshire | PE21 7HP



Prominent Residential Building Plot with Full Planning Permission for a Detached House with Double Garage, Parking, Extensive Gardens to the Front and Rear Full Planning Ref B/21/0206 For the Erection of a Four Bedroomed House with Landscaping

Rare Opportunity to Acquire a Coveted Site in Desirable Up and Coming Residential Area on the Edge of The Quadrant Development

For Sale Freehold with Vacant Possession
£95,000 Subject to Contract

poyntons consultancy

PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a population of approximately 68,000 residents and is located approximately 115 miles to the north of London on the East Lincolnshire coastline.

The town has a strong range of local amenities including twice weekly market, large hospital, a number of well regarded schools, a strong retail offering and good sports facilities.

Peterborough is approximately 35 miles to the south-west where there is the A1 trunk road connecting London to Edinburgh.

Lincoln is approximately 30 miles to the north-west, Wisbech approximately 30 miles to the east and Nottingham 50 miles to the west.

The property is located to the south of the town immediately to the west of the A16 trunk road and to the north of The Quadrant, a 50 acre development of housing under construction immediately to the south.

Nearby are a good range of amenities including a new football stadium, roadside services including driveway thru takeaways, Costa Coffee, Greggs, Papa Johns, Burger King and Travelodge.

Description...

The Freehold plot is located in a line of desirable detached houses measuring approximately 146ft x 60ft average, 44m x 20m approximately.

Planning...

Ful Planning Consent B/21/0206, was granted on 6th July 2021 for the erection of a single dwelling with double garage, parking and gardens.

The house is to be located towards the centre of the plot with the garage and parking areas to the north.

The house is of conventional construction, with plans showing a large open plan kitchen diner with a separate lounge, large entrance hall with adjoining WC, 4 bedrooms, the master bedroom having an en-suite bathroom in addition to which there being a family bathroom.

It is estimated that the Gross Internal Floor Area of the new house is around 135sqm, 1,455sqft excluding the detached double garage which is located to the front of the house.

Terms...

The property is available Freehold with Vacant Possession.

Viewing...

All viewings are to be made by appointment through the agent.

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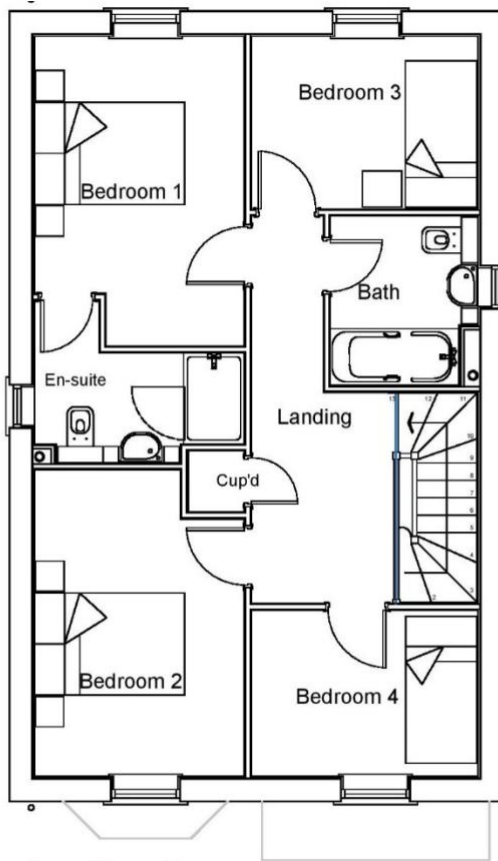


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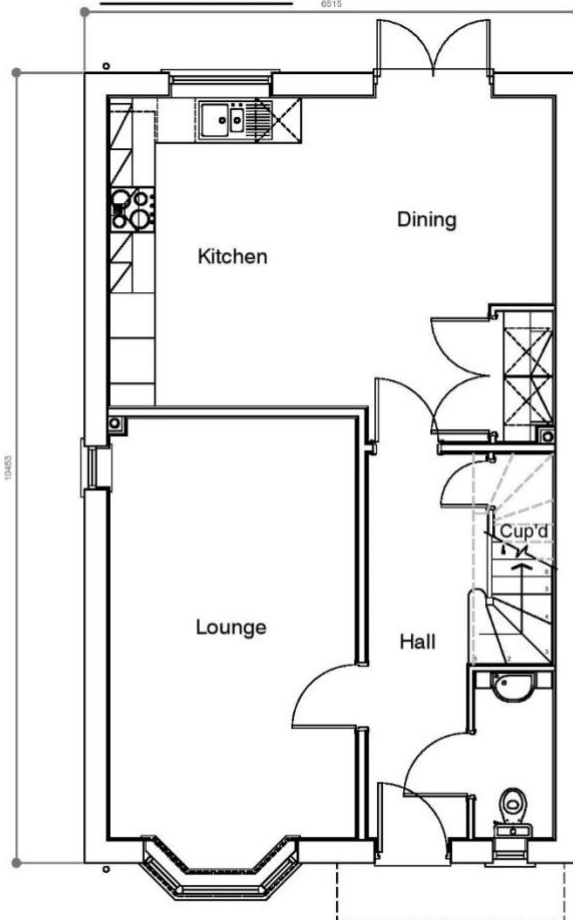
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First Floor Plan



Ground Floor Plan

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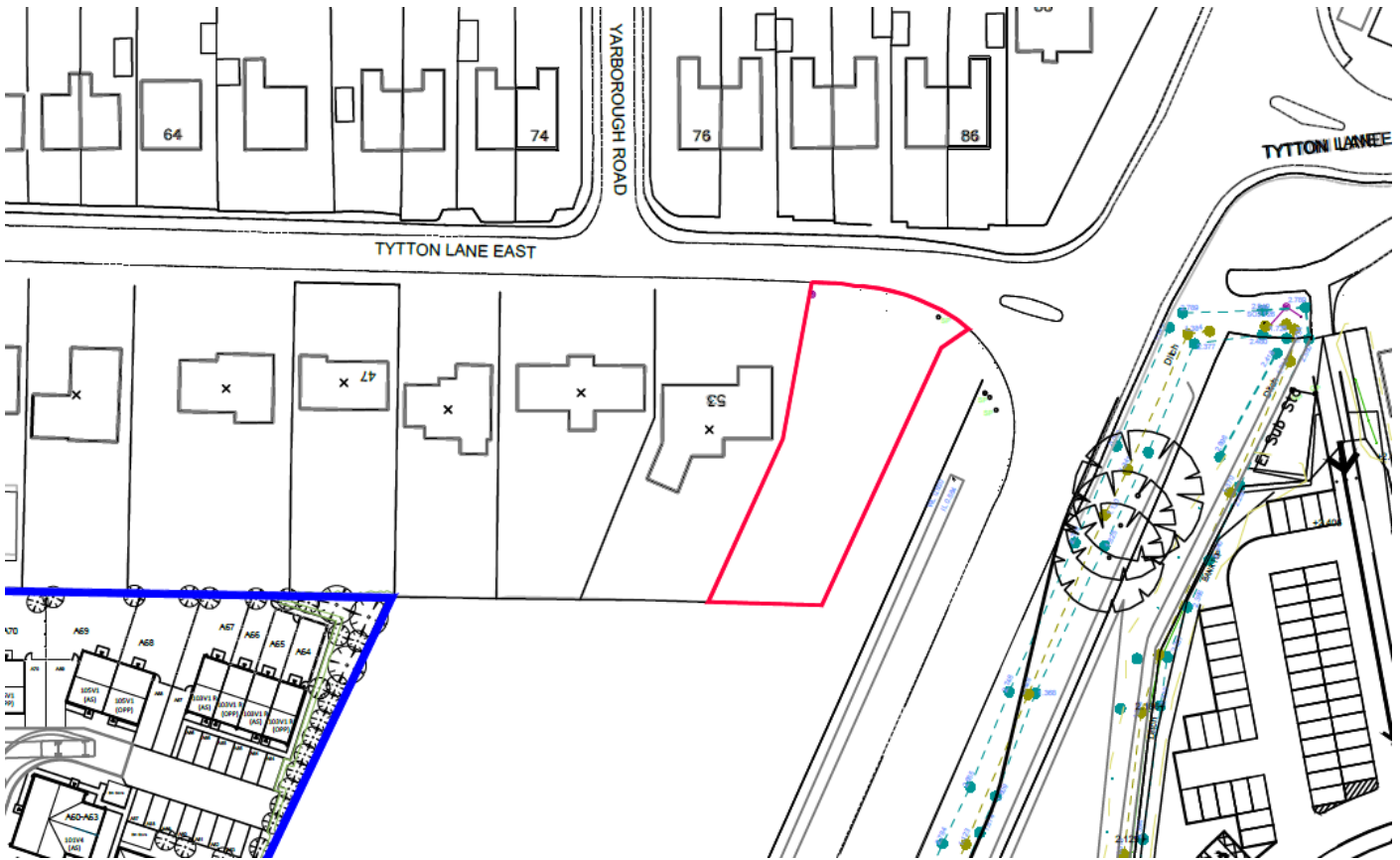
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