

# Serviced Building Plot For Sale Freehold with Vacant Possession with Outline Planning Permission

Building Plot | Priory Road | Freiston | Boston | Lincolnshire | PE22 0JZ



*proposed east elevation*



*proposed south elevation*

Desirable Fully Serviced Rectangular 0.11 Acre Building Plot with Road Frontage  
Outline Planning Permission B/23/0354 for a Large Four Bedroomed Detached  
House with Garage Extending to Approx. 160sqm, 1,720sqft of Accommodation  
Desirable Village, 2 Public Houses, Well Regarded Butchers, Village Store and  
Sporting Amenities

For Sale Freehold with Vacant Possession  
£135,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

Freiston is a sought-after village located approximately 3 miles to the east of Boston on the South Lincolnshire Fens.

The village is home to the historic Church of St James' and has a population of approximately 1,300 residents, and a history dating back to the 12<sup>th</sup> Century Freiston Priory.

The large market town of Boston to the west has a population of 68,000 residents, a twice weekly market, a port, large hospital and strong sporting facilities, strong retail offering and is the main commercial centre in the area.

London is approximately 115 miles to the south, Lincoln 35 miles to the north-west, Nottingham 50 miles to the east and King's Lynn 30 miles to the west.

The area is connected to the mainline railway with a connection at Grantham, and is served by the A52, A17 and A16 trunk roads.

The plot is located close to the centre of the village to the north of Priory Road.

## Accommodation...

The plot comprises a clear level site of the former village hall which is fully serviced and has outline planning permission for a four bedroomed detached house with garage and garden.

## Method of Sale...

The property is offered to the market on the basis of conditional and unconditional offers with no ongoing chain involved.



## Planning...

Planning Consent dated 12<sup>th</sup> December 2023 reference B/23/0354 has been granted by Boston Borough Council for the erection of a four bedroomed detached house.

Plans show an attractive two storey building with the following accommodation.

Spacious Entrance Hall with return staircase.

Living Room.....	3.6m x 5m
Dining Room.....	3.6m x 3.8m
Study.....	2.6m x 3m
Kitchen.....	5.5m max. x 4.1m max.
Utility Room.....	2.7m ave x 2.2m
WC	

### First Floor

Spacious first floor hallway with airing cupboard.

Bedroom No. 1.....	3.8m x 3.6m
Having en-suite, box room and wardrobe.	
Bedroom No. 2.....	3.7m x 3.5m
Having wardrobe.	
Bedroom No. 3.....	3.6m x 2.8m
Having wardrobe.	
Bedroom No. 4.....	3.6m x 2.3m
Having wardrobe.	
Family Bathroom	

Plans show parking to the front of the property with a detached Garage and an enclosed private rear garden.

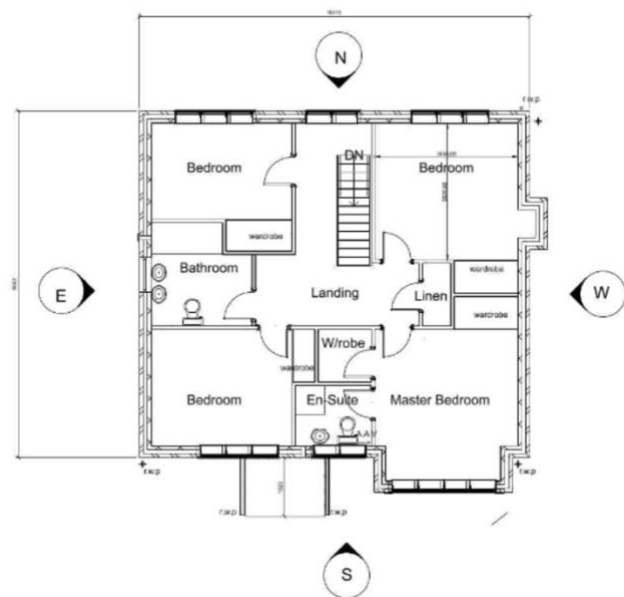
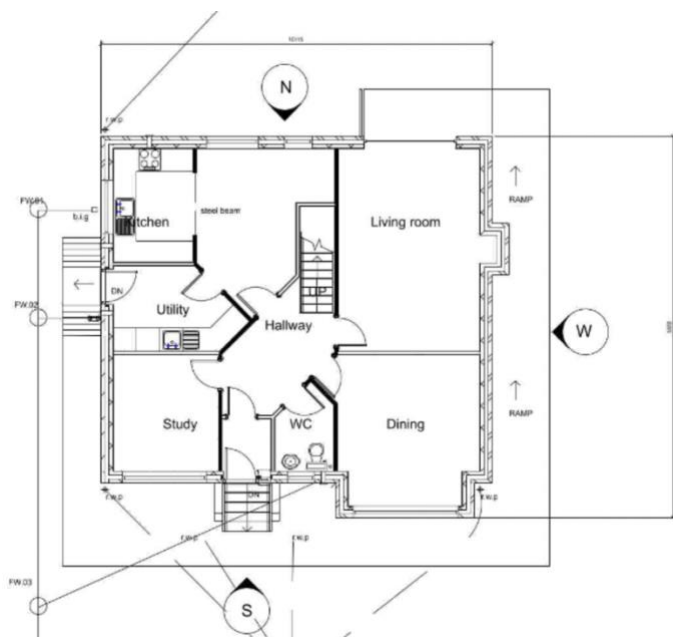
## Viewing...

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

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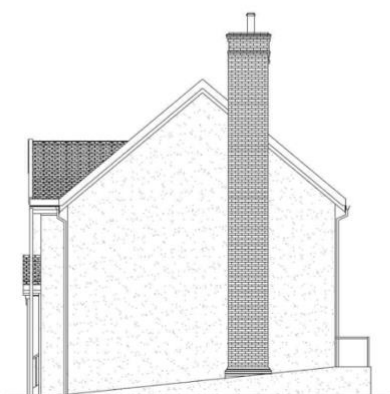




*proposed east elevation*



*proposed south elevation*



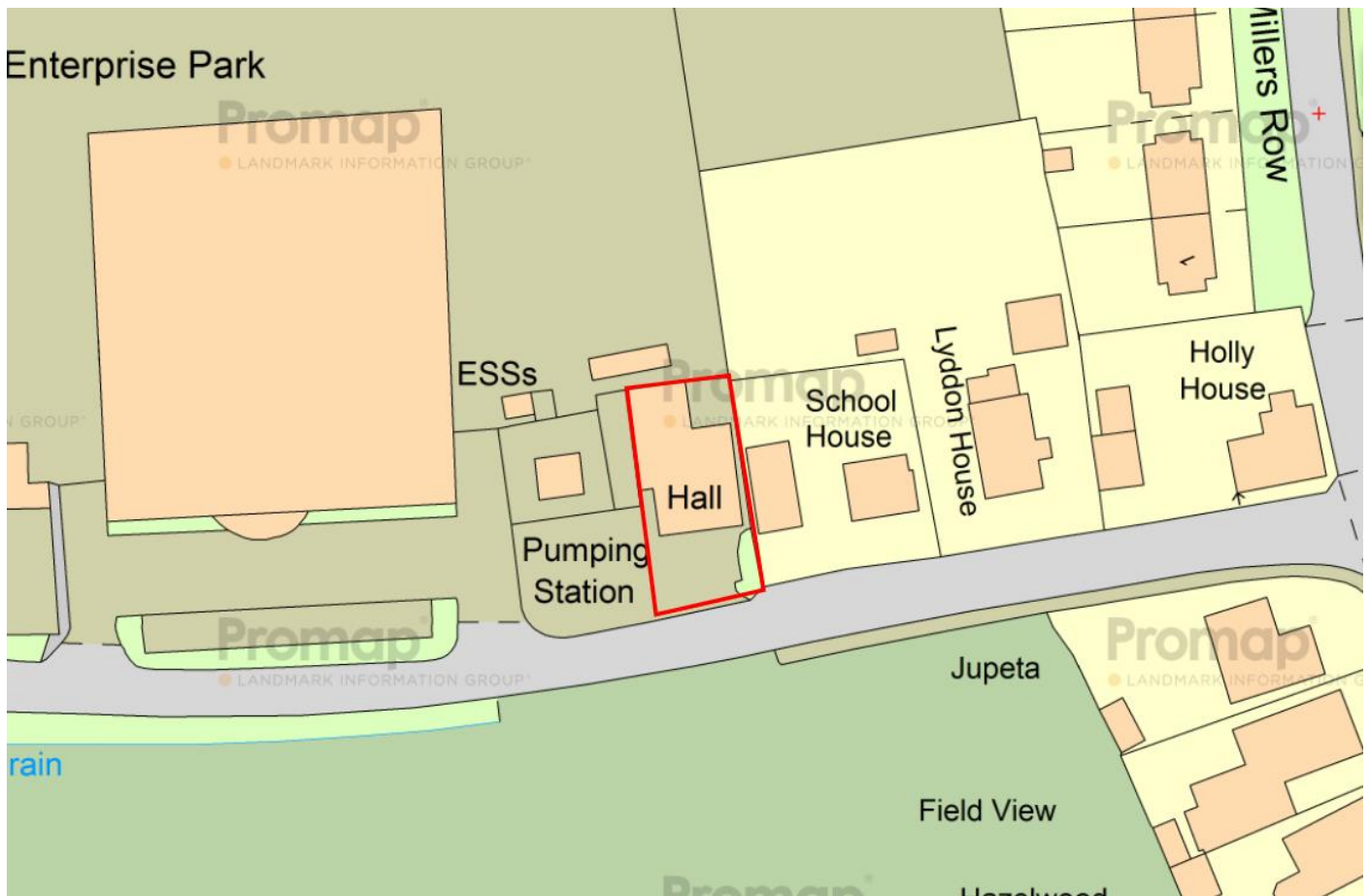
*proposed west elevation*



*proposed north elevation*



## Enterprise Park



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