



0.24ha (0.59) acres Residential Development
Land, Boston Road
Kirton, Boston, Lincolnshire, PE20 1DT

£160,000



Overview

An opportunity to acquire a residential development within the popular village of Kirton close to local amenities, benefiting from outline planning permission granted for 3 dwellings with garages.

The freehold development site extends to 0.59 acres (0.24ha)

Kirton is a popular village located to the south of the market town of Boston following the A16 South towards Spalding and onto the City of Peterborough. The site is positioned within walking distance to the local amenities of convenience stores, takeaway food, Schools and community hall & Church.

Planning

Outline planning permission was granted 08/02/2023 for the construction of 3no. dwellings with garages at Land to the rear of Upsall Court, Boston Road, Kirton, Boston, PE20 1DS, with the condition for reserved matters to be made to the local authority no later than the expiration of three years. For all documents relating to the permission, planning reference; B/22/0397 . The local authority, Boston Borough Council:
<https://www.boston.gov.uk/planning-application-search/>

Services

All interested parties are to rely upon their own enquires as to the availability of all the services. No tests have been carried out by the selling agent.

Proposal

All interested parties should submit their proposals to boston@pygott-crone.com , outlining full details and conditions of their offer, finances and timescales.

Legal Costs

Each party will be responsible for their own legal and professional costs incurred in this transaction.

Viewing

Strictly by appointment or prior arrangement only.

Agents Note

We understand there are a number of mature trees that are protected by tree preservation orders on site. Furthermore, we understand the site has restricted covenants stipulating it is to have no more than three dwellings erected. There is pedestrian access through the site to the development at the rear though we understand this is not currently used.

Joint selling Agents: Will Barker & Co

Plans and images with these details are for identification purposes only, they are not to scale and have not been measured by Pygott & Crone. All purchasers should satisfy themselves for knowledge of boundaries.



Location

1 Bedroom Land (Residential)

- Freehold
- 0.24ha (0.59acres)
- Residential Development Land
- Outline Permission granted 2023
- Planning for 3 dwellings with garages
- Popular village location
- Good access to A16 South
- Walking distance to amenities



Houses. Homes. Harmony.



0.24ha (0.59) acres Residential Development Land, Boston Road, Kirton
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111