



Land to the East of, Main Road
Stickney, Boston, Lincolnshire, PE22 8AY

£975,000

Land (Residential)

- Freehold
- Exciting development opportunity
- Outline planning granted for 50 dwellings
- Outline planning granted for Foodhall/Shop
- For sale as one freehold site or two lots
- Popular village location
- Located just off A16
- Close to doctors surgery and schools



Overview

An exciting development opportunity with planning permission granted for up to 50no. residential dwellings and a foodhall/shop.

Location

The site is located within the district of East Lindsey, East Lincolnshire, nestled in the popular village of Stickney. Stickney lies on the main arterial road A16 which runs North and South from Peterborough to Grimsby, travelling through the ever popular, picturesque Lincolnshire Wolds, and offering larger settlement towns and attractions nearby of the market towns of Boston & Spilsby, coastal town of Skegness, and the Cathedral City of Lincoln.

Stickney itself currently boasts two schools, primary & secondary, a doctors surgery utilised by the local village and the surrounding villages, a local post office, Church, village hall to name a few.

Planning Permission



Outline planning permission was granted 18th August 2023 for: Outline erection of a Foodhall/shop and up to 50 no. residential dwellings (with means of access to be considered). Full details can be found on East Lindsey District Council website: <https://www.e-lindsey.gov.uk/> Application No. S/169/02583/21.

Services

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

Terms

The freehold site is available for sale as a whole or in separate lots, splitting the foodhall/shop and the residential development.

Foodhall/Shop



The Foodhall/shop is to be built at the front of the site and will share the new access road leading to the whole site. Within the current boundary of the Foodhall/shop is a house, Braybrook house, owned by the sellers of the site and is to be demolished as part of the plans. Demolition of this will be the responsibility of the purchaser.

Residential Development

The proposed new dwellings are located at the end of the new proposed access and for up to 50 residential. The current indicative layout scheme shows a mix site comprising detached houses and bungalows, semi and terrace and a provision for affordable housing, potentially equating for 30%. A request has been made by the NHS for a financial contribution for the development of £30,250. If more than 50 dwellings are built on the site, the seller will insist on an overage per plot.

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.

Architects

All plans provided within this planning approval were supplied by Terry Sykes Design & Build based in Boston, Lincolnshire.

Plans and images with these details are for identification purposes only, they are not to scale and have not been measured by Pygott & Crone. New land registry plans will be created upon purchase and completion and all purchasers should satisfy themselves for knowledge of boundaries.



Location



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Land to the East of, Main Road, Stickney
is on the market with our Boston branch

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