

	UNIT TYPE	AREA (sqm)	PLOT AR
PLOT 1	Detached 5 BED	169 over 2 floors	40
PLOT 2	Detached 4 BED	150 over 2 floors	42
PLOT 3	Detached 4 BED	150 over 2 floors	50
PLOT 4	Detached 5 BED	169 over 2 floors	75
PLOT 5	Detached 4 BED	150 over 2 floors	57
PLOT 6	Detached 5 BED	169 over 2 floors	54

Pygott & Crone

Development Site, Monument Road

Bicker, Boston, Lincolnshire, PE20 3DJ

£400,000

Land (Residential)

- Freehold
- Residential development site
- Outline permission granted
- Permission for up to 8 dwellings
- Just over 1 acre STS
- Quaint village of Bicker
- Additional land by sep. negotiation





Overview

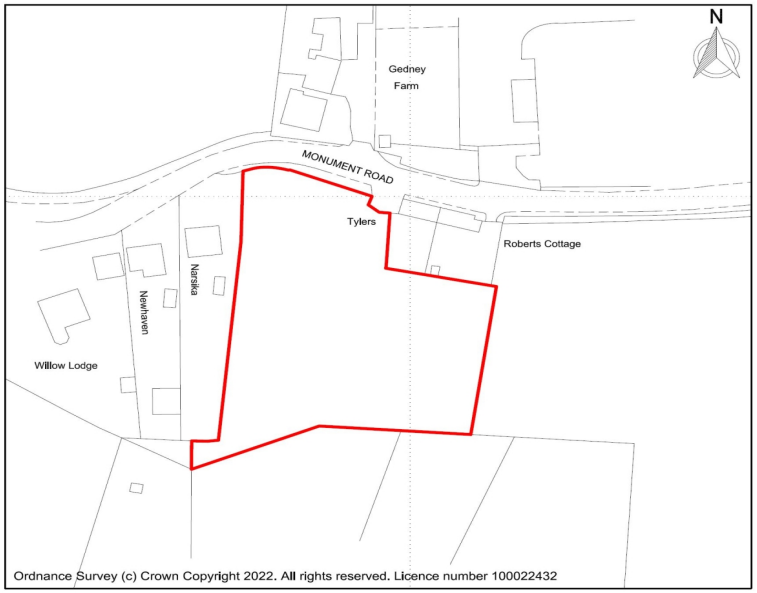
An exciting residential development opportunity with outline planning permission granted for the erection of up to 8 no. dwellings.

This opportunity presents itself as a rare opportunity to purchase such a site within the quaint, popular village of Bicker, South Lincolnshire. The overall site for building extends to just over 1 acre subject to survey, with further adjoining land of an approx. 1.70 acres STS without planning permission available by separate negotiation.

Planning

Outline planning permission was granted May 2024 for the erection of up to 8 no. dwellings, including 4 affordable dwellings as a rural exception site with associated infrastructure, landscaping and access arrangements at Land to the South of, Monument Road, Bicker, Boston. Full details can be found on Boston Borough Council website: https://www.boston.gov.uk/planning-application-search/ Planning reference: B/22/0519





Within the planning permission granted, there is a signed section 106 agreement outlining the affordable dwellings and the conditions of how they are to be sold as First Home Units at discounted values. A copy of the section 106 agreement can be found online within the planning permission.

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.

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.

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.

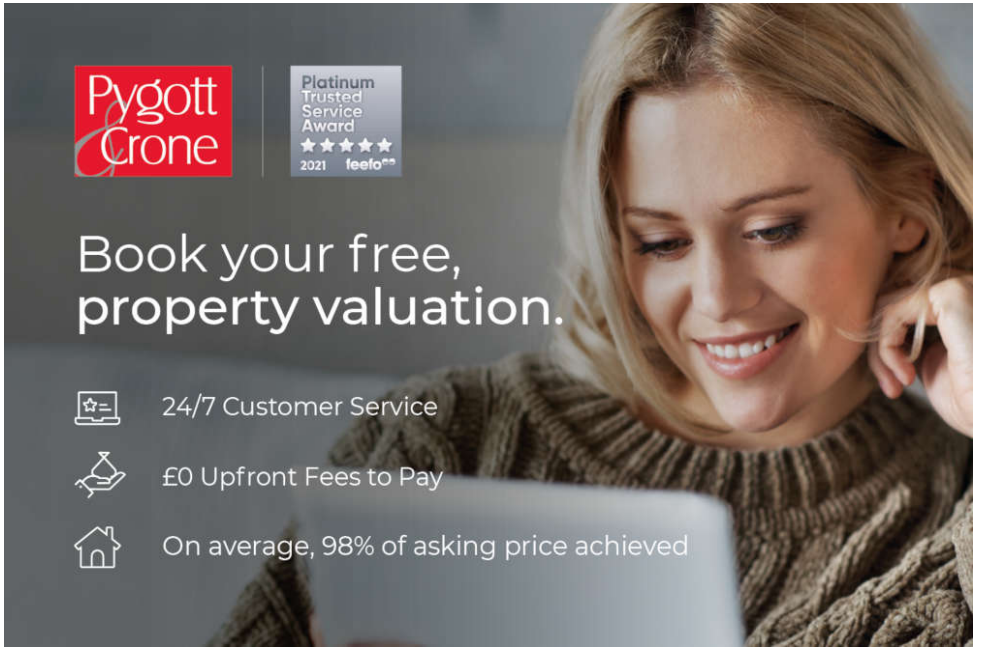




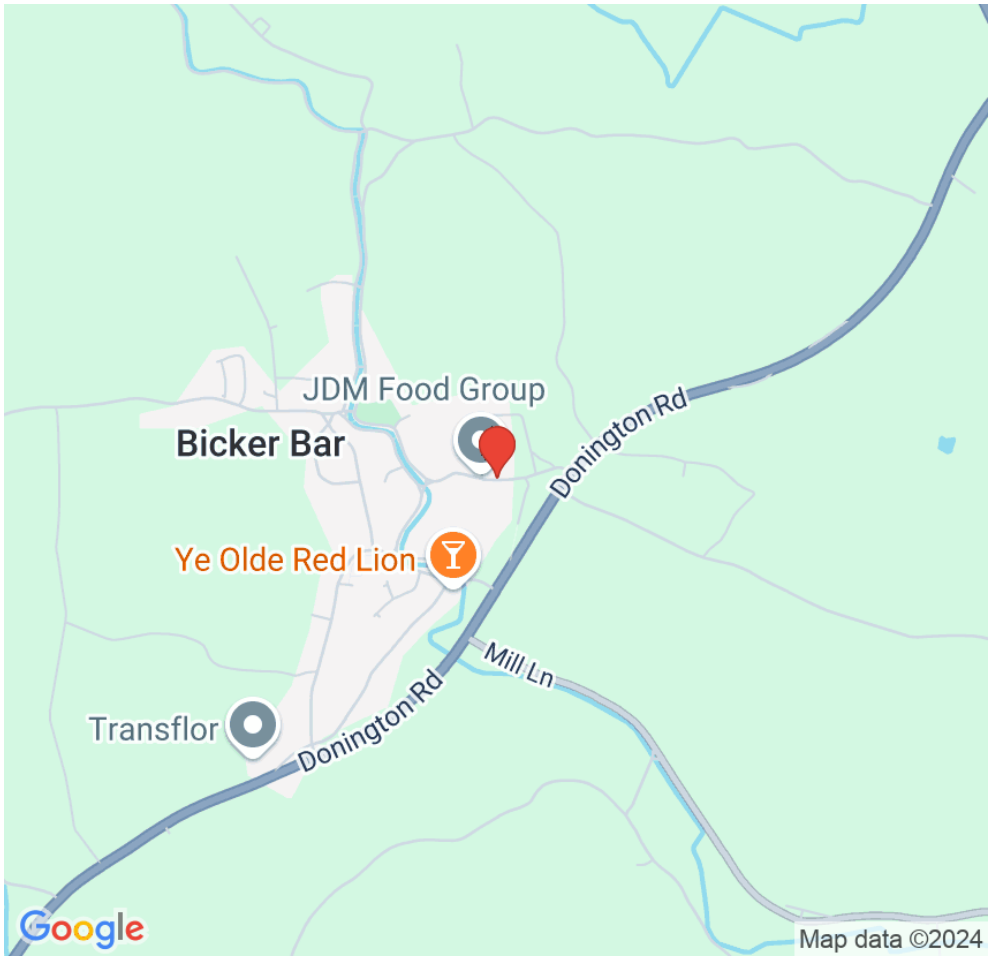







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Location



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Joe Kuhn
Mortgage Adviser
0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.

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Development Site, Monument Road, Bicker
is on the market with our Boston branch

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24 Wide Bargate, Boston PE21 6RX

01205 359111