



Development Site, Monument Road  
Bicker, Boston, Lincolnshire, PE20 3DJ

£300,000

## 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



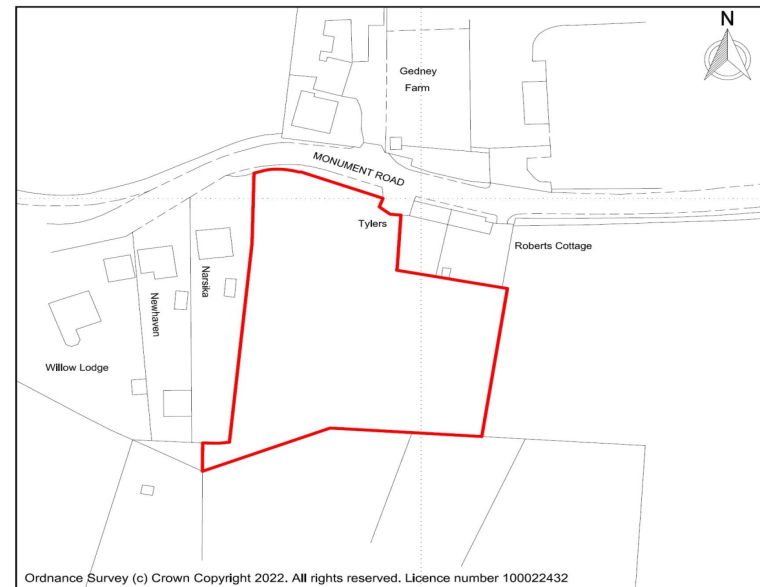
# Overview

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](mailto: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.

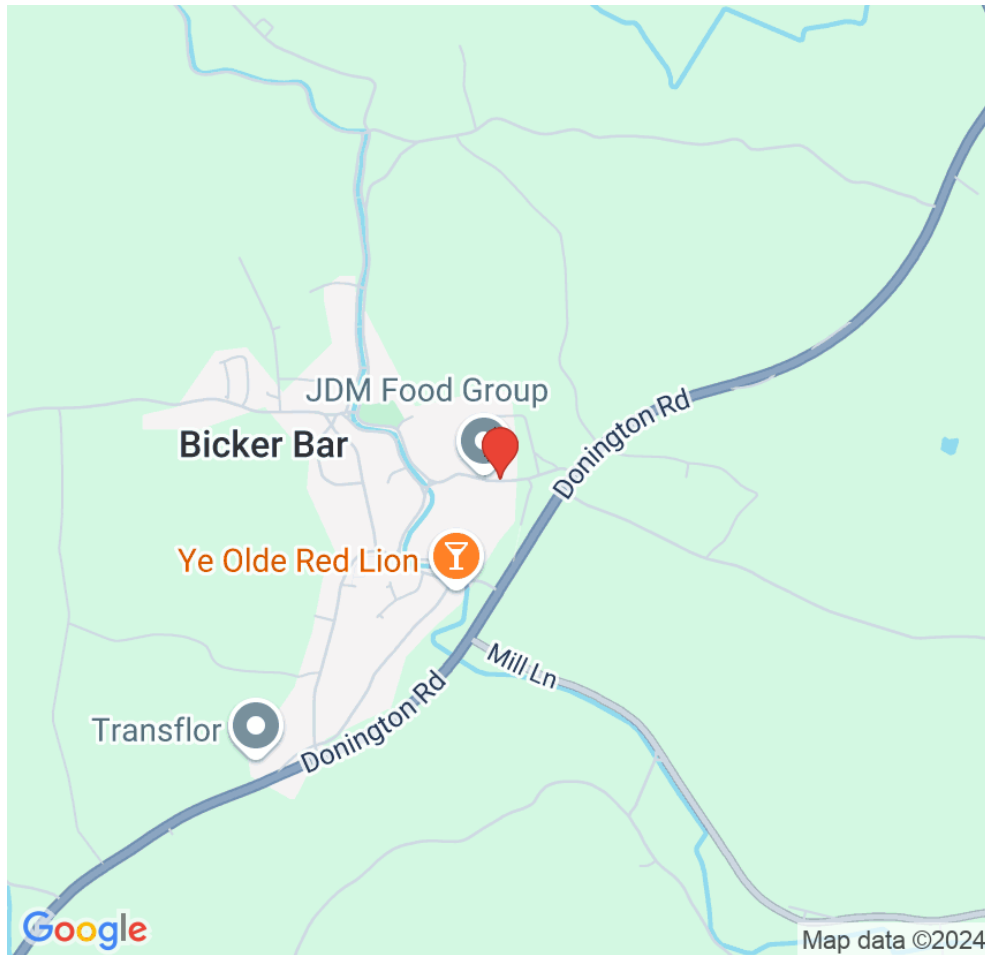
Plans and images with these details are for identification purposes only, they are not to scale and have not been measured by Pygott & Crone. New land registry plans will be created upon purchase and completion and all purchasers should satisfy themselves for knowledge of boundaries.





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## Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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**Josh Campbell-Foreman**  
Mortgage & Protection Adviser

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

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