



Land Off Westville Road, Frithville
Boston, Lincolnshire, PE22 7DT

Guide Price
£55,000

1 Bedroom Land (Residential)

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Residential development opportunity
- Outline planning permission granted
- Two 2 storey dwellings with garages
- Just under 0.5 acre plot STS
- Village location close to Boston
- Planning reference No. S/054/01969/21
- East Lindsey District



Overview

Modern Method Of Auction - T & C's Apply - Residential development opportunity with planning permission granted for two dwellings within the quaint village of Frithville, just outside the market town of Boston. The permission granted shows an indicative layout of two detached two storey dwellings each with their own detached garage and both initially sharing an access point off the Westville Road. This site is being sold as 1 whole site only, and not as individual plots.



Outline planning permission was granted by East Lindsey District Council for Outline erection of 2no. dwellings (with means of access to be considered). Planning reference No. S/054/01969/21 with an initial expiration of 4 years. Planning was approved, July 2022. The overall site is an approx. 0.46 acre plot total, subject to survey.

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.

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.







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BUYING CONDITIONS

This land is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the land to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Location



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



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

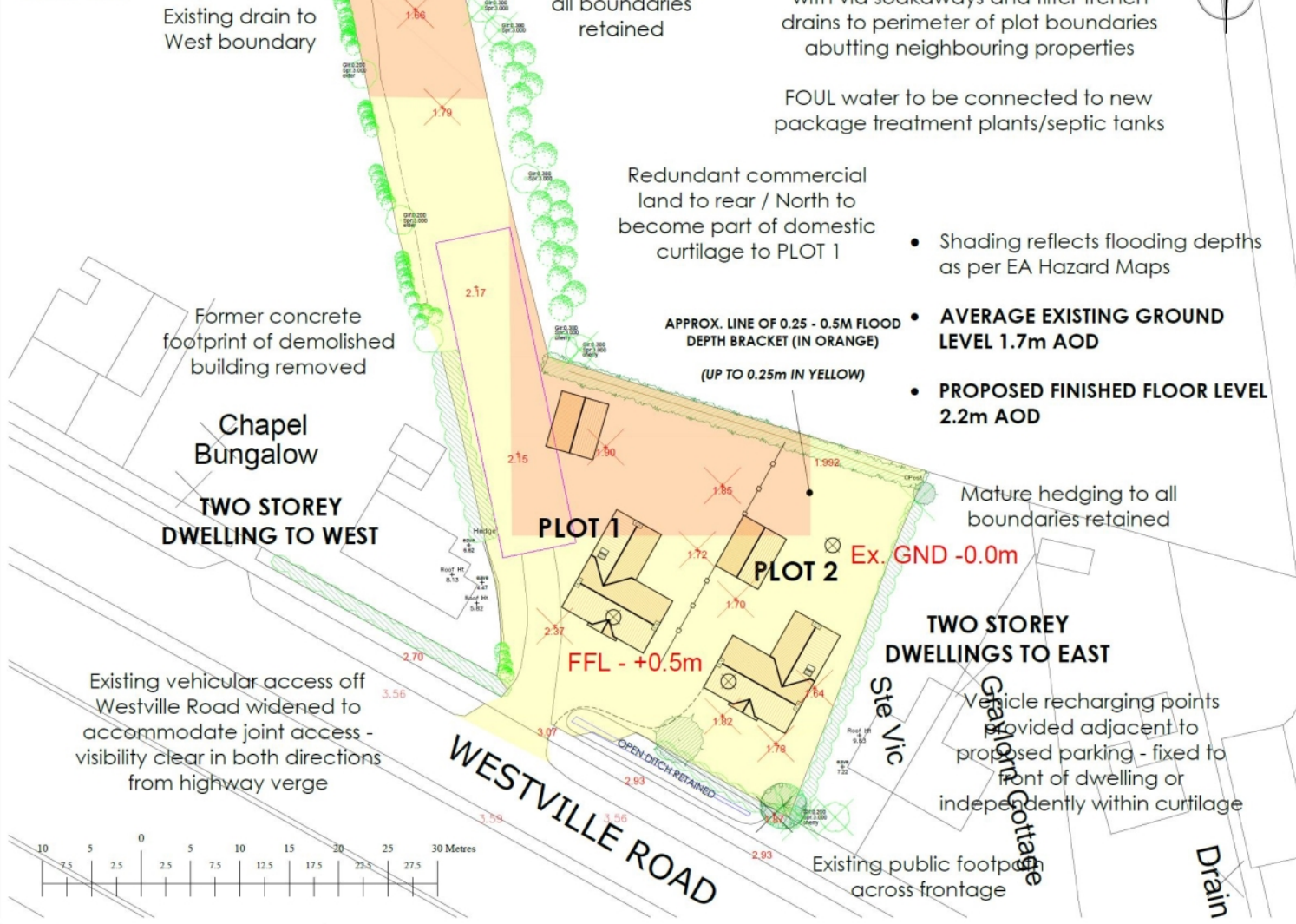
Your home may be repossessed if you do not keep up repayments on your mortgage.

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.

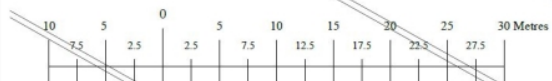
PROPOSED

NOTES: All measurements are in mm unless otherwise specified. Do not scale from this drawing. Contractor to check dimensions on site and inform AF Architecture of discrepancies if required. This drawing is subject to Copyright.

Proposed Block Plan
SCALE 1:200

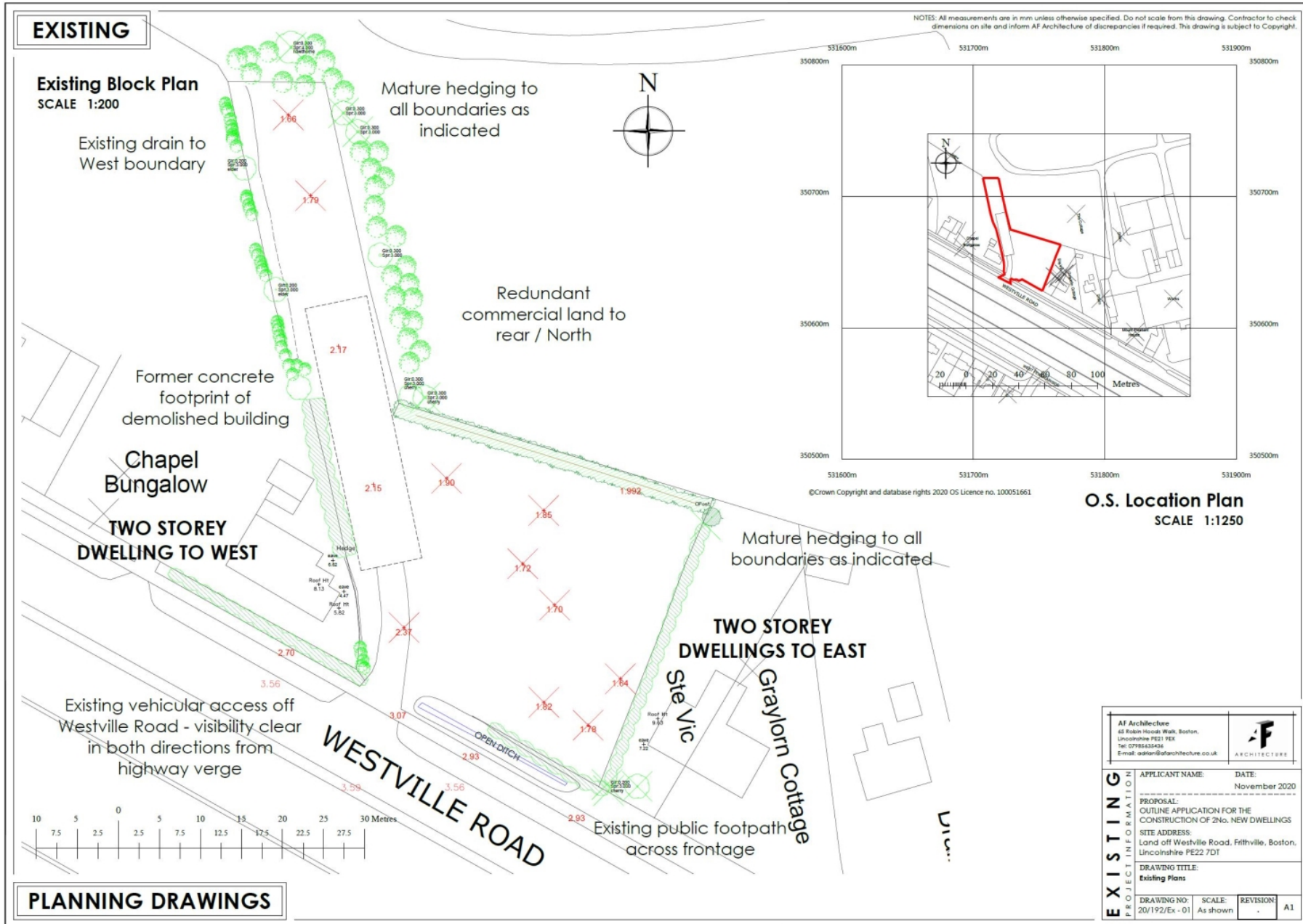


PLANNING DRAWINGS



- Shading reflects flooding depths as per EA Hazard Maps
- **AVERAGE EXISTING GROUND LEVEL 1.7m AOD**
- **PROPOSED FINISHED FLOOR LEVEL 2.2m AOD**

PROPOSED	AF Architecture 45 Robin Hoods Walk, Boston, Lincolnshire PE21 7EX Tel: 01534 634424 E-mail: aq@afarchitecture.co.uk		
	APPLICANT NAME:	DATE:	
	PROPOSAL: OUTLINE APPLICATION FOR THE CONSTRUCTION OF 2NO. NEW DWELLINGS		November 2020
	SITE ADDRESS: Land off Westville Road, Frithville, Boston, Lincolnshire PE22 7DT		
	DRAWING TITLE: Proposed Plans		
DRAWING NO: 20/192/Pr - 01	SCALE: As shown	REVISION:	A1



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Land Off Westville Road, Frithville, Boston
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111