

Pygott & Crone

Plot Adj Puzzledene, North End

Swineshead, Boston, Lincolnshire, PE20 3NA

Guide Price

£40,000

1 Bedroom Land (Residential)

- Freehold
- Modern Method Of Auction - T & C's Apply
- Reservation Fee Payable
- Planning In Principle For A Detached Dwelling
- Planning Reference Ref: B/24/0529
- Road Frontage and Village Location
- Driveway and Garden
- Site Visits Welcomed Via Appointment





Overview

Modern Method Of Auction - T & C's Apply - Building Plot for Sale – North End, Swineshead, Boston PE20 3NA

Planning in Principle Approved Through Boston Borough Council. Website for further details - https://www.boston.gov.uk/planning

An exciting opportunity to acquire a residential building plot with road frontage situated in the sought-after rural village of Swineshead. The plot benefits from Planning in Principle (Ref: B/24/0529) granted by Boston Borough Council on 18/02/2025, offering excellent potential for a self-build or development project (subject to full planning approval).

The plot is set in a peaceful village and being conveniently located for access to amenities and transport links. Swineshead offers a range of local services including a primary school, shop, pub, and easy access to the A17 and A52, making it ideal for commuters to Boston, Sleaford, or Spalding.





Key Features:

Generous-sized plot (exact measurements TBC)

Planning in Principle for residential development

Services nearby (buyer to make own enquiries)

10 miles approx. to Boston town centre

A fantastic opportunity for developers, self-builders, or those looking to create a bespoke home.

Viewing strictly by appointment.

For further details, planning documents, or to arrange a site visit, please contact Pygott and Crone on 01205 359111.

Agent's Note: The image shown is of the previous dwelling that once occupied the site. This property has now been demolished and cleared.






Pygott & Crone
FOR SALE
VIEWING BY APPOINTMENT ONLY
BUILDING PLOT








Produce

BUYING CONDITIONS

This property 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 property 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

Mortgage Advice Bureau

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.



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.

Pygott & Crone

Plot Adj Puzzledene, North End, Swineshead
is on the market with our Boston branch

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24 Wide Bargate, Boston PE21 6RX

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