



Land to the rear of Madeira Lodge, Drury
Lane
Bicker, Boston, Lincolnshire, PE20 3DT

Guide Price
£185,000

Land (Residential)

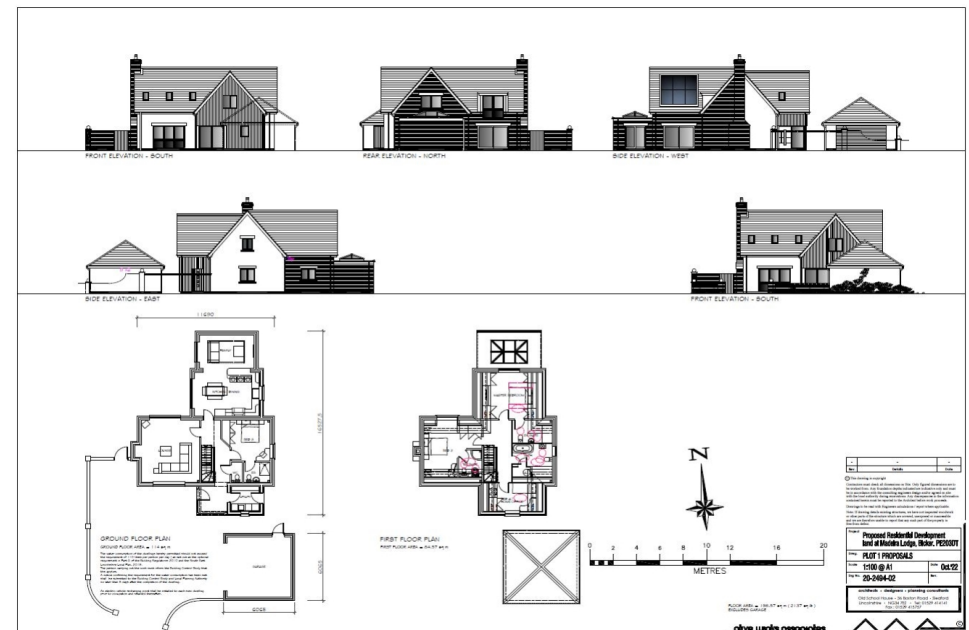
- Freehold
- Modern Method of Auction - T & Cs Apply
- Reservation Fee Payable
- Full planning permission granted valid until March 2026
- Two new dwellings with double garages
- All set in just over 3 acres STS
- Quaint village location
- Freehold residential development site
- All viewings & access by appointment
- Proposed plot 1 - 198.57sqm plus garage
- Proposed plot 2 - 342.2sqm plus garage



Overview

Modern Method of Auction - T & Cs Apply - A rare and exciting opportunity to purchase a residential development site set in an approximate just over 3.10 acre site, subject to survey.

The site is set within the popular and quaint village of Bicker, Lincolnshire, an historical village within the rich, flat, fenland countryside and is only 9 miles from the market town of Boston, 12 miles from Spalding, 14 miles from Sleaford and 22 miles from Grantham. Bicker's amenities include a Post Office/village shop, a public house (Ye Olde Red Lion), a C of E church, a Methodist chapel. The nearby village of Donington, being only 2 miles away offers a wider range of shops and services plus primary and secondary school options.





Pygott & Crone

Platinum Trusted Service Award
★★★★★
2021 feefo

Book your free, property valuation.

- 24/7 Customer Service
- £0 Upfront Fees to Pay
- On average, 98% of asking price achieved

Pygott Plus⁺

YOUR PERSONAL PROPERTY JOURNEY

- + Register your buyer's criteria
- + Access online viewings
- + Access property documents
- + Available 24/7 wherever you are
- + Easy to activate, easy to use

Welcome to Pygott Plus⁺

Email address

Password

Login



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.

Planning Permission

Full planning permission was granted 22/03/23 for the proposed residential development of up to 2no. dwellings including associated works at Madeira Lodge, Drury Lane, Bicker, Boston, PE20 3DT, Planning reference no. B/23/0009. The planning permission expires 22/03/26.

Permission granted by Boston Borough Council, Municipal Buildings, West Street, Boston, PE21 8QR.

<https://www.boston.gov.uk/planningapplicationsearch>

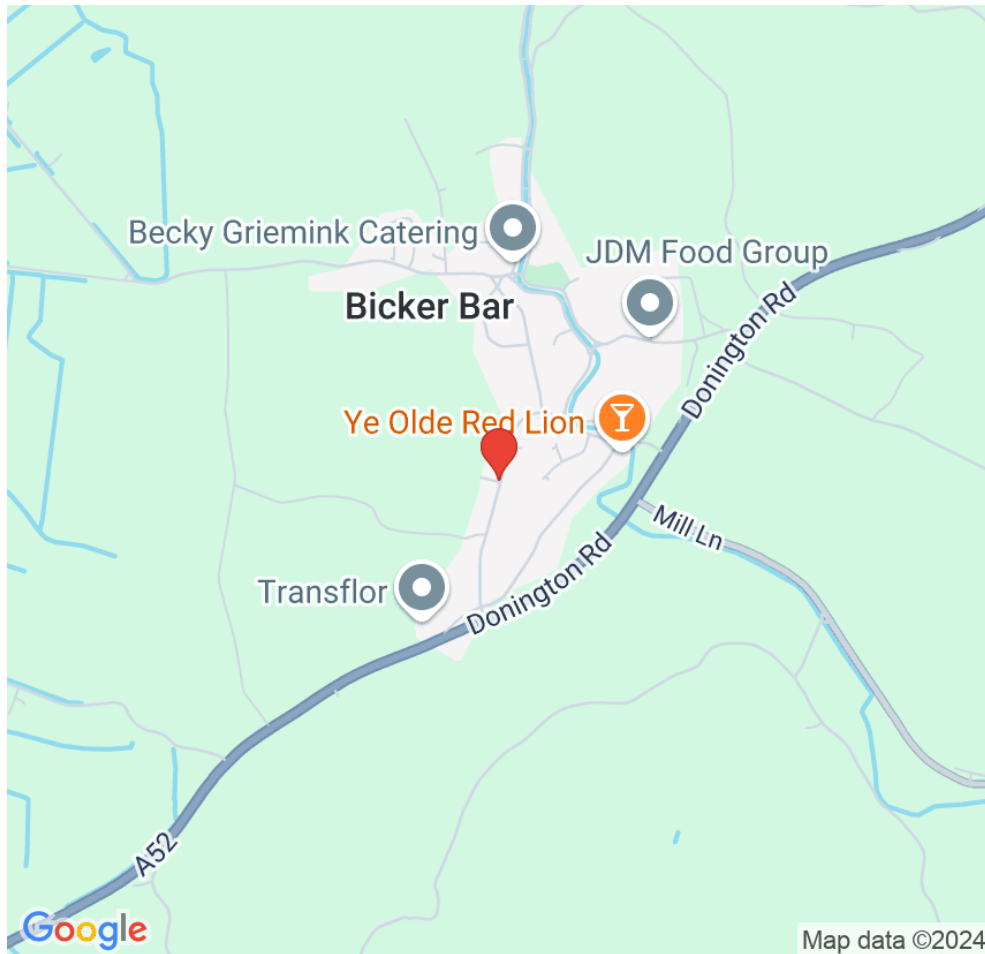
The land granted for building permission, including the access road extends to an approx. 0.76 acre subject to survey. Included in the sale is the land beyond plot 2 and would complement the finished Plot 2 when built and extends to a further 2.41 acres subject to survey.

The proposed new dwellings:

Plot 1 – 198.57 sqm plus double garage

Plot 2 – 342.2 sqm plus double garage

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

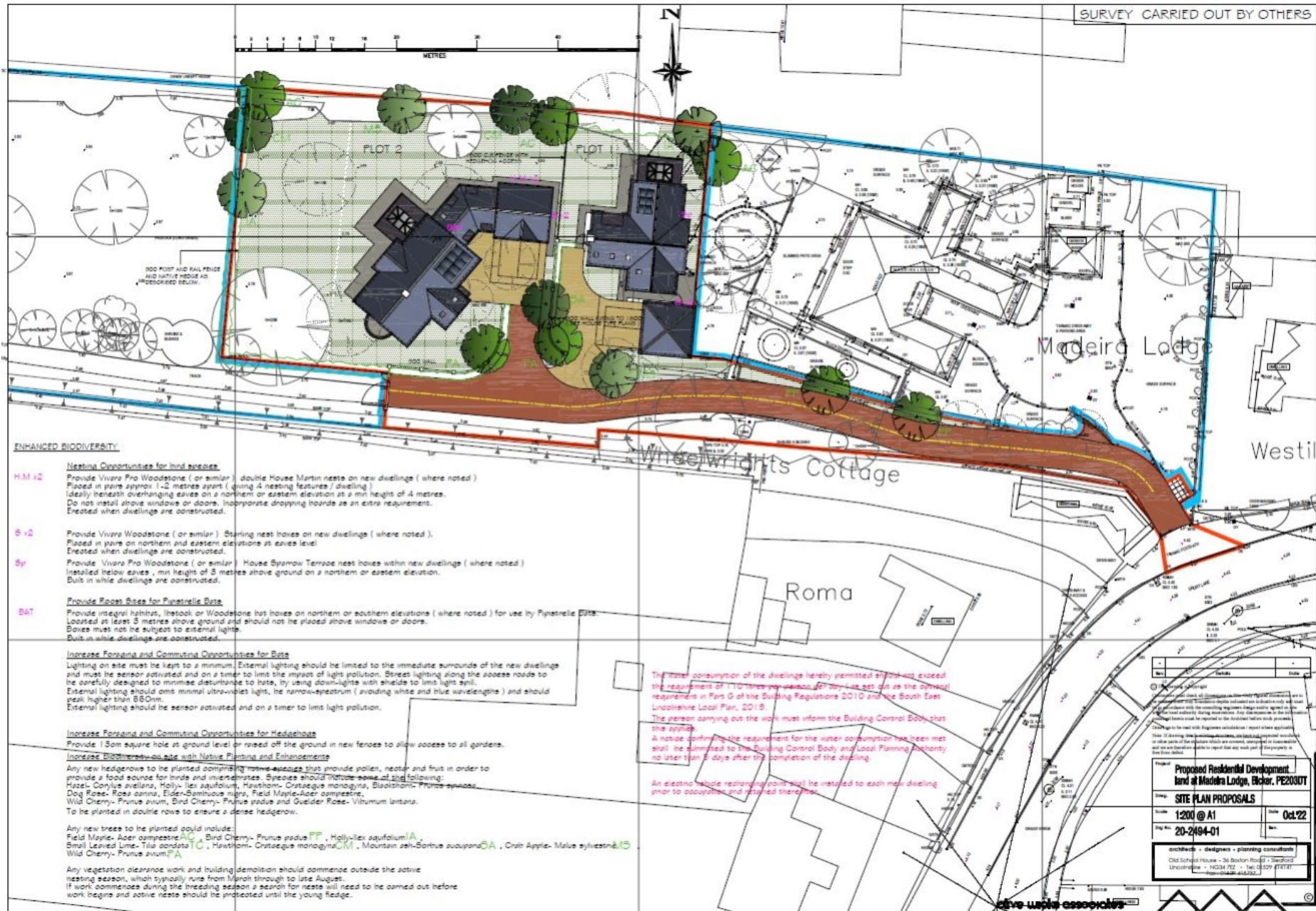
Mortgage & Protection Adviser

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.





Houses. Homes. Harmony.



Land to the rear of Madeira Lodge, Drury Lane, Bicker
is on the market with our Boston branch

24 Wide Bargate, Boston PE21 6RX

01205 359111