



Barn Conversion, Main Road
Stickney, Boston, Lincolnshire, PE22 8EE

£225,000

4 Bedroom Plot

- Barn with planning for conversion
- Set in 5 acres of land (sts)
- Established with trees surrounding
- Set back from the road
- Unique Opportunity To Create a Fantastic Countryside Home
- Planning Reference 02178/25/AGDH
- Site Visit Recommended



Overview

This attractive 5-acre plot (sts), situated on the outskirts of Stickney, offers an exceptional opportunity in a peaceful rural setting. The land is predominantly laid to grass, providing open, level ground ideal for a variety of uses. Set well back from the road, the plot benefits from a sense of privacy and seclusion while still offering convenient access to local amenities.

Planning permission is already in place for a barn conversion, giving buyers the chance to create a bespoke countryside home or retreat. With generous space, open views, and a desirable location, this parcel of land presents a rare chance to develop a unique property in a quiet, scenic area.



Granted by East Lindsey District Council in July 2025, the barn has planning permission to be converted into a four bedroom, two en-suite home with open plan living, vaulted ceilings, two further reception rooms and a ground floor shower room. Full plans and further information is available on the planning website. <https://publicaccess.e-lindsey.gov.uk/online-applications/> with reference 02178/25/AGDH.

Located in the Lincolnshire Fens, Stickney is a well-positioned village just 8 miles north of Boston and a short drive from Spilsby. The area offers a peaceful rural setting while still providing good access to local amenities, schools, and transport routes. With open countryside surrounding the village and convenient links to nearby towns, Stickney is a practical and appealing location for a range of buyers.

A site visit is highly recommended to appreciate this unique opportunity. To arrange an appointment please contact Pygott and Crone.





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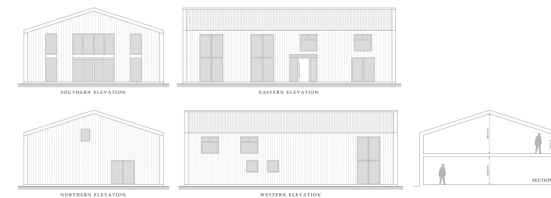
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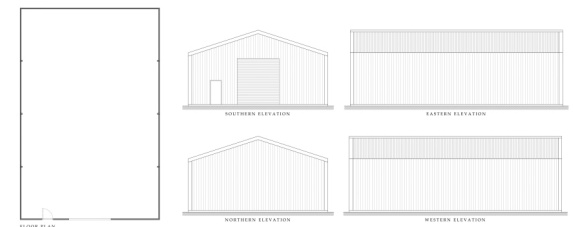
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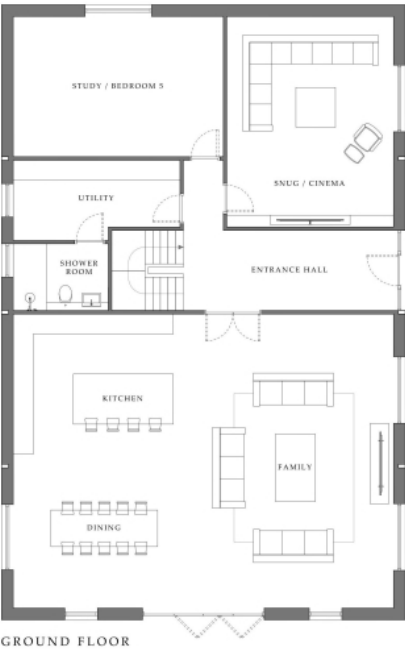
PROPOSED PLANS & ELEVATIONS



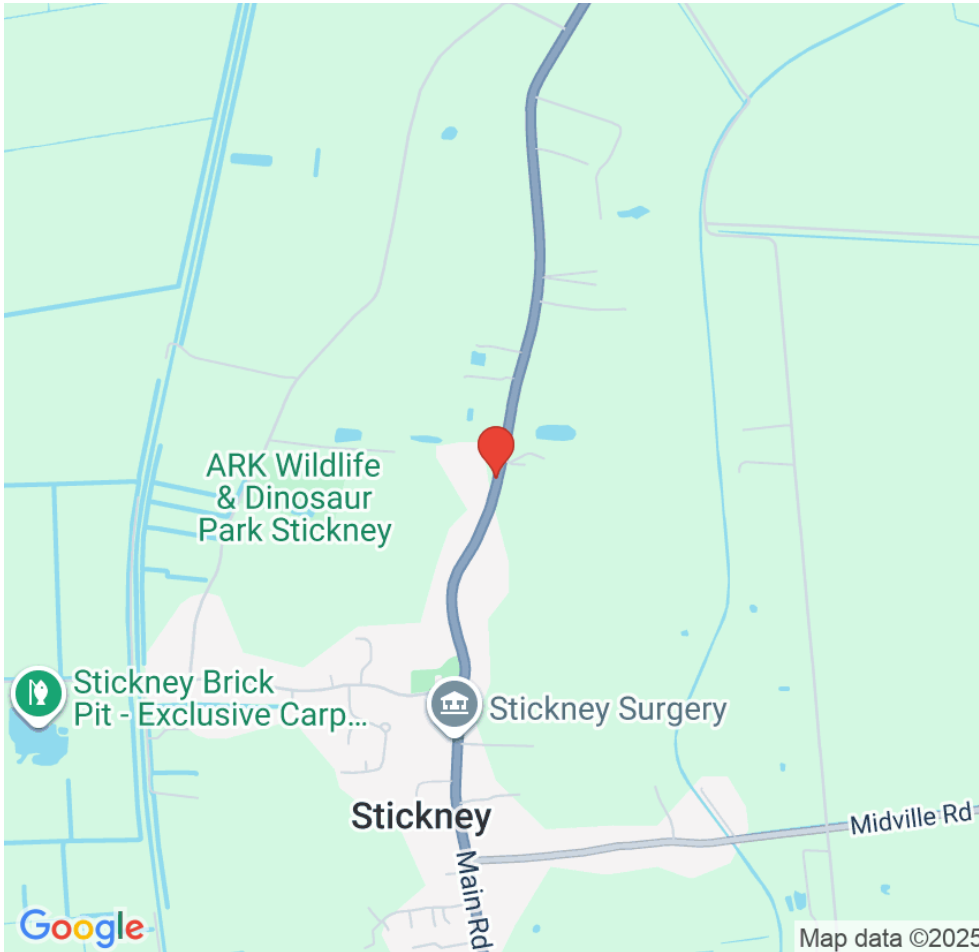
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PROPOSED PLANS & ELEVATIONS



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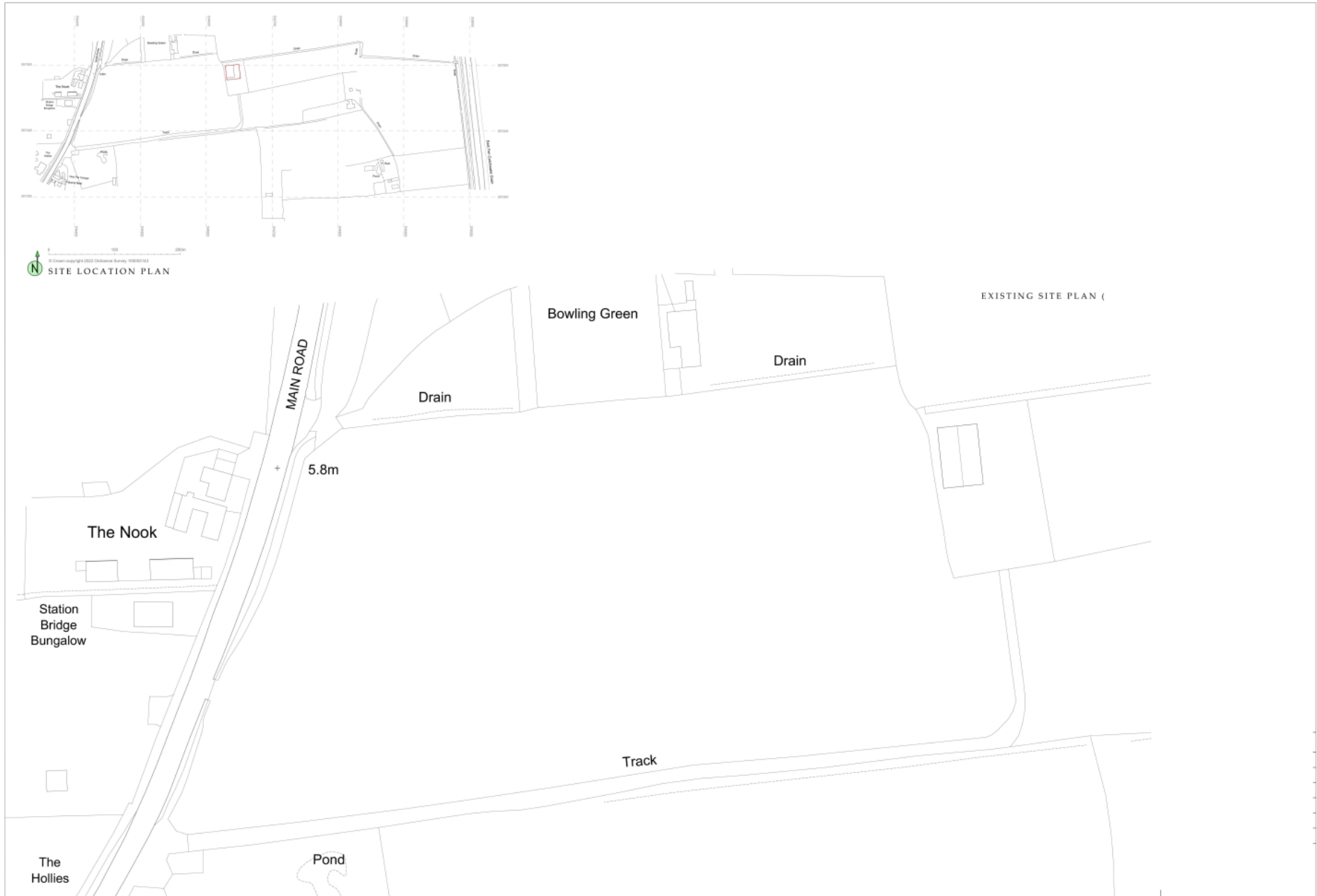
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