

Pygott & Crone

The Forge, Main Road

Stickney, Boston, Lincolnshire, PE22 8AD

£450,000

1 Bedroom Land (Residential)

- Freehold
- Outline Planning for 9 Dwellings
- Stickney Village Location
- Planning Ref - 02589/25/OUT Local Authority East Lindsey District Council
- 0.97 Acre Plot (sts)
- Large Detached Dwelling On Site Due To Be Demolished Under Current Plans
- Thriving Expanding Village Location
- Site Visits Welcome





Overview

An excellent opportunity to acquire a substantial development site positioned on Main Road, Stickney, extending to approximately 0.97 acres (STS). The site currently accommodates a large detached dwelling, which under the existing planning permission is to be demolished, making way for a well-considered residential scheme.

Outline planning consent has been granted for the development of nine units, presenting a fantastic prospect for developers and investors seeking a project within a well-established and increasingly popular village location. Further details can be found under Planning Ref: 02589/25/OUT with East Lindsey District Council.

Stickney continues to be a thriving village with strong local demand, offering a range of amenities and convenient access to surrounding towns and transport links. The site's prominent main road position ensures both accessibility and appeal, enhancing its potential for a successful development.

This is a rare chance to secure a sizeable plot with planning in place, offering significant scope and long-term value in a desirable Lincolnshire setting.













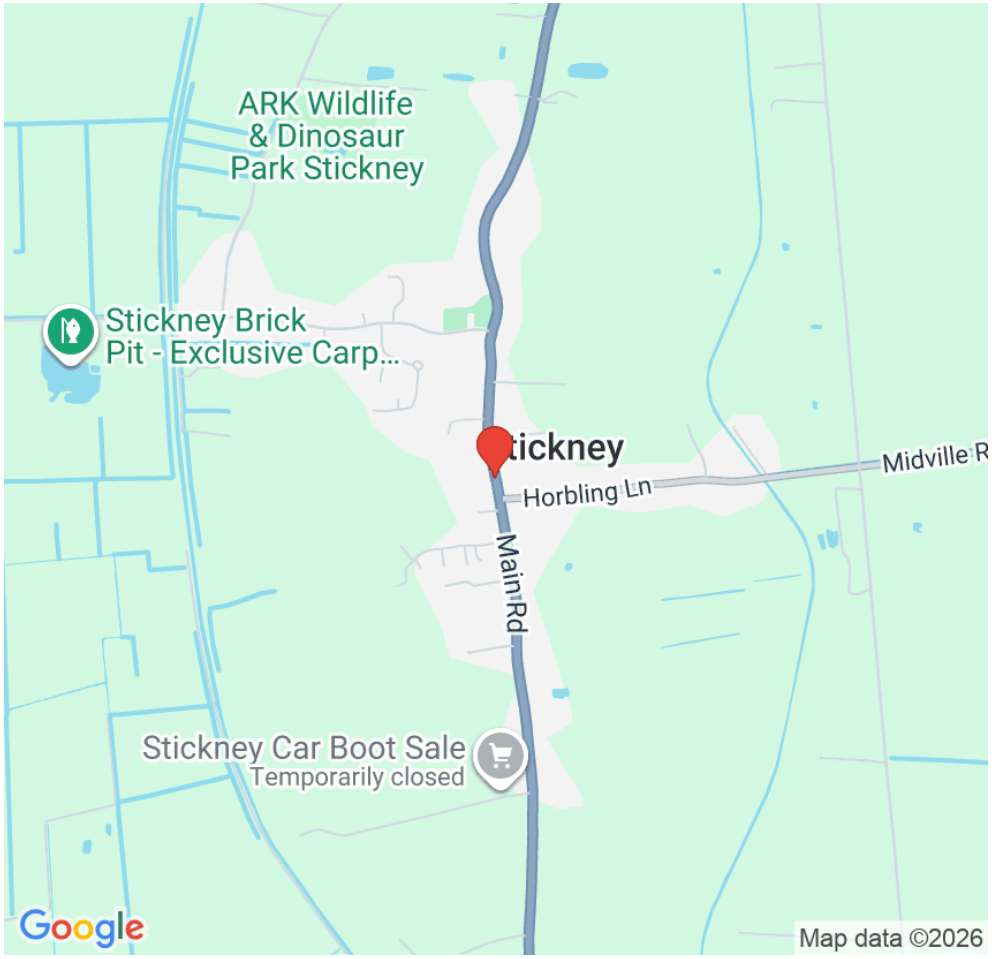








Location



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Joe Kuhn
Mortgage Adviser
0330 912 0007

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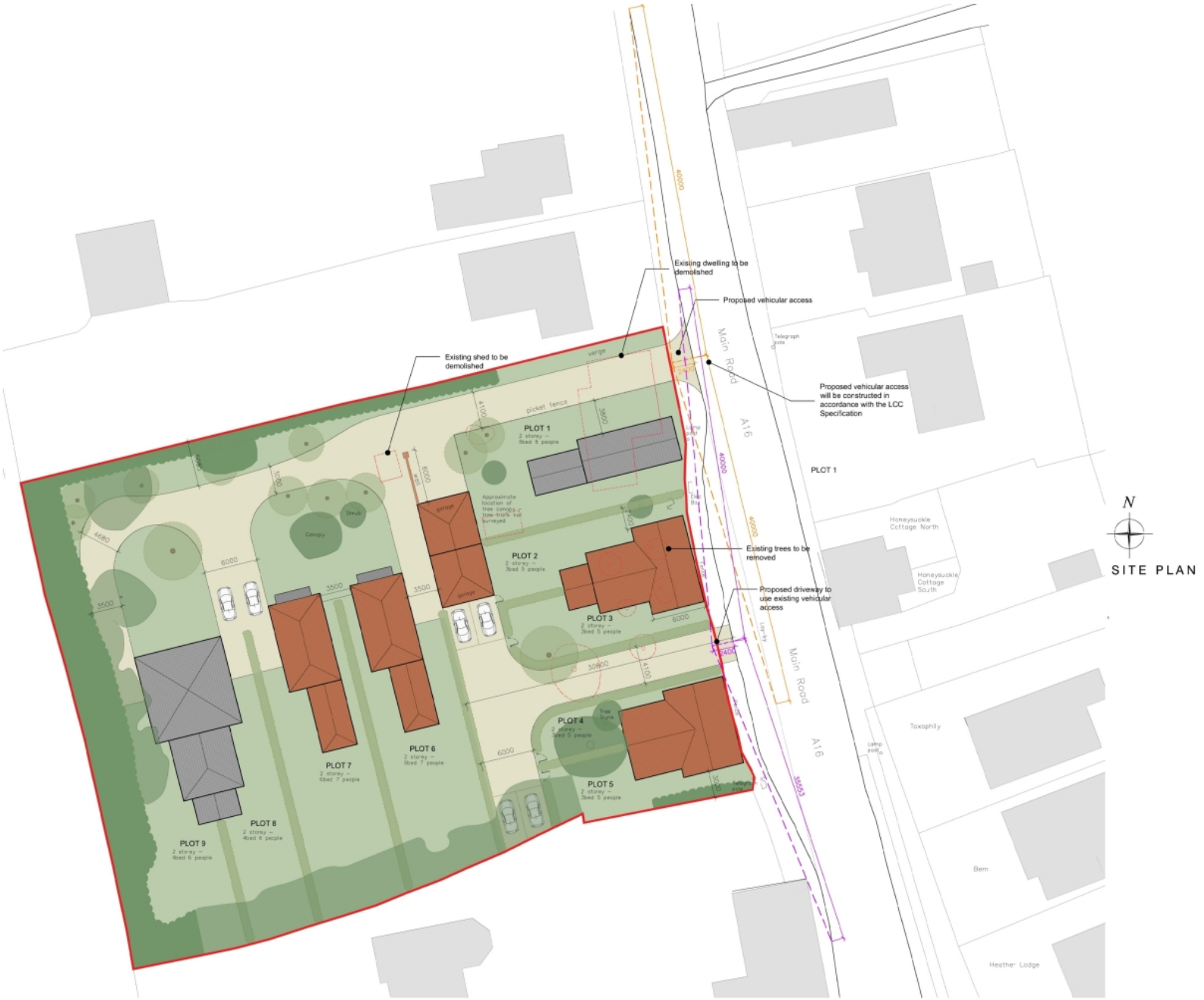











Existing dwelling to be demolished
Proposed vehicular access
Existing shed to be demolished
Proposed vehicular access will be constructed in accordance with the LCC Specification
Existing trees to be removed
Proposed driveway to use existing vehicular access
PLOT 1
PLOT 2
PLOT 3
PLOT 4
PLOT 5
PLOT 6
PLOT 7
PLOT 8
PLOT 9
Main Road
A16
Honeysuckle Cottage North
Honeysuckle Cottage South
Toxophily
Barn
Heather Lodge
Legend:
To be demolished/removed
Visibility Splay - New Access
Visibility Splay - Existing Acce
N
SITE PLAN

Houses. Homes. Harmony.

Pygott & Crone

The Forge, Main Road, Stickney
is on the market with our Boston branch

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