



The Forge, Main Road  
Stickney, Boston, Lincolnshire, PE22 8AD

£480,000

## 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.

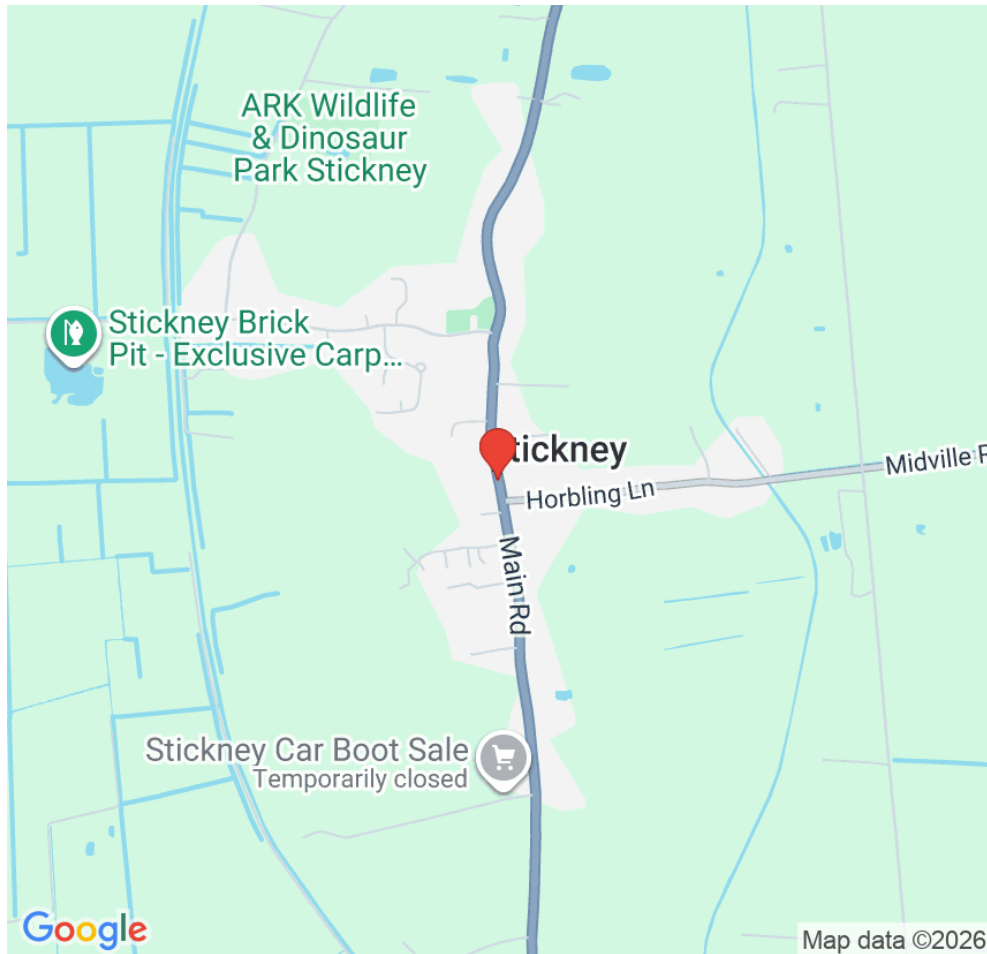




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## Location



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is on the market with our Boston branch

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