

LAST 2 PLOTS REMAINING

High Profile Roadside Serviced Plots Available Freehold Located off the A16 Trunk Road on a New Mixed Use 69 Acre Development

The Quadrant | Boston | Lincolnshire | PE21 7HW



Serviced Commercial Plots Available from 0.53 acres to 1.53 acres
Suitable for a Variety of Uses Inc Roadside Services, Supermarket, Retail
Located Alongside Phase 1 of 500 Homes, New Football Stadium, Hotel and Other
Commercial Users Including Costa, Greggs, Starbucks, Papa Johns, Enterprise
Large Retail Catchment Area and High Traffic Flow

For Sale Freehold

From £251,750 plus VAT Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The market town of Boston has a population in excess of 68,000 residents and is located on the South Lincolnshire Fens, approximately 115 miles to the north of London.

The retail secondary catchment area is estimated to be over 230,000 residents, the site being located on the A16 trunk road to the south of the town.

The site forms part of The Quadrant, which is a large mixed use development extending to over 69.4 acres, 29 hectares with over 500 houses.

150 houses have been completed along with the new football stadium, Costa Coffee, Greggs, Travelodge Hotel, Papa Johns, Starbucks, Enterprise Rent-A-Car and other commercial users.

Please visit quadrantboston.com for further details.

Schedule of Available Plots...

Plot	Acres	Asking Price
L	1.53	£1,415,250
M	0.53	£251,750

Description...

PLOT L

Plot L is located alongside the A16 trunk road with significant road frontage and high visibility.

The plot is accessed from a spur road off the main dual carriageway leading into the Quadrant and extends to 1.53 acres STS.

The site is planned for a scheme for a food store but is suitable for a variety of other uses subject to discussions with the owners and planning consent.



PLOT M

Plot M is located to the south of the main residential construction adjoining LNT Care Developments Care Home.

The plot extends to just over half an acre in total and is suitable for a variety of mixed uses including quasi residential and commercial use.

Sale Terms...

The plots are to be sold freehold, fully serviced and are subject to VAT. Additional and unconditional offers will be entered into. Please contact the agent for further details.

Planning...

Planning consent was granted for a hybrid development in August 2014 Application No. B/14/0165.

The sites under consideration form part of that planning application and are suitable for a food store (Class A1 approximately 7,000sqm), Class A3, A4 and A5 leisure uses.

Full details are available on the Boston Borough website and www.thequadrantboston.co.uk.

No Community Infrastructure Levy will be payable by a purchaser as part of their scheme for the land.

Agent's Note...

The main road infrastructure has been constructed by Chestnut Homes throughout the development providing fully serviced plots. All of the off-site contributions have been met by Chestnut Homes and there are only on site contributions remaining.

Viewing...

All viewings are to be made by appointment through the agent.

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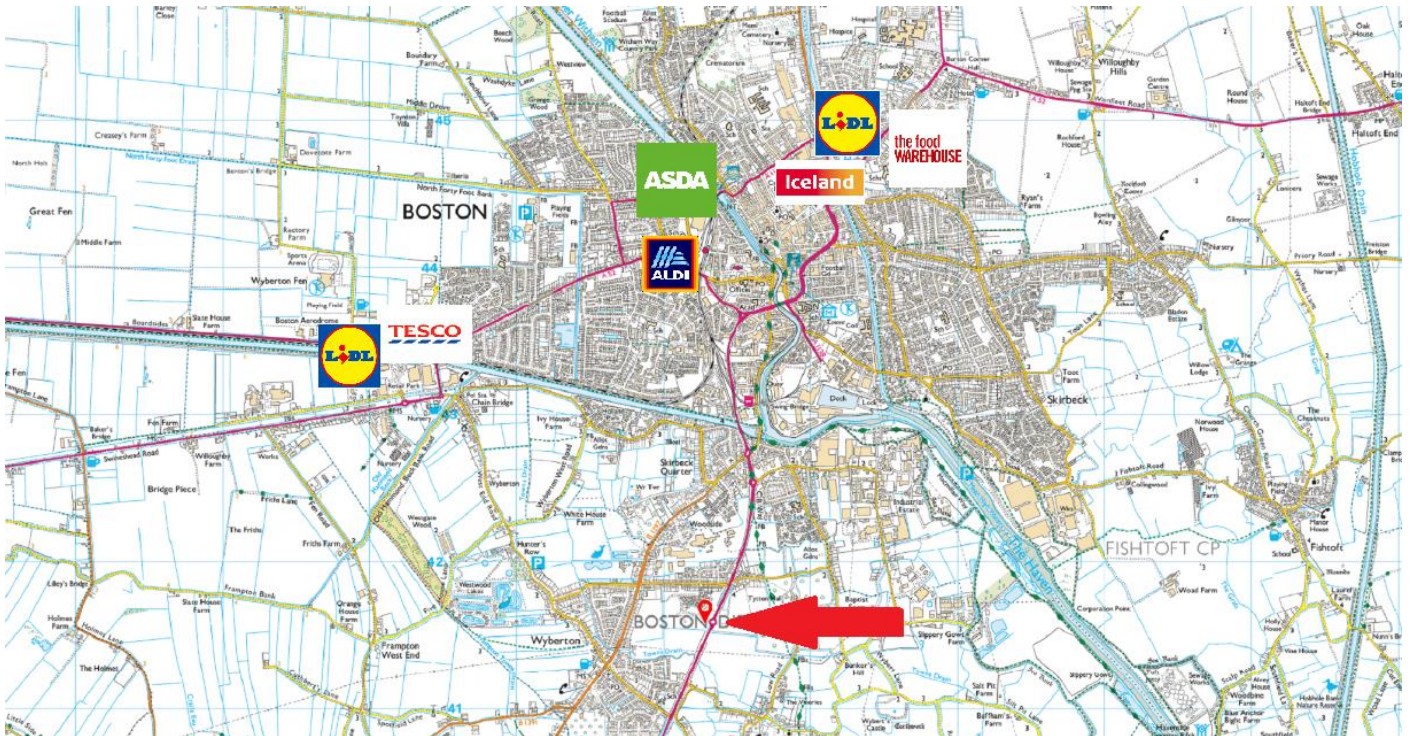
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