

2.1 Acre Brownfield Development Site For Sale Planning Submitted for 39 Residential Units

130 Wyberton Low Road | Boston | Lincolnshire | PE21 7SE



For Sale on the Assumption of Full Planning Consent for 39 Units (Subject to Statutory Approval) Scheme Comprises 2,3 and 4 Bedroomed Houses Extending to 2,773sqm, 29,850sqft of Accommodation Section 106 and Local Contributions Yet to be Decided Gross Development Value Estimated to be in the Region of £9 Million

For Sale Freehold with Vacant Possession
£600,000 Subject to Contract

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Location...

The South Lincolnshire market town of Boston is located on the Fens approximately 115 miles to the north of London and has a population of around 83,000 residents and is known to be one of the fastest growing towns in the East Midlands.

The town is well known for the famous Boston Stump, a cathedral size parish church, the largest in England, a twice weekly market, operational port, large hospital with a strong retail and good sporting offerings.

The property is located to the Southeast of the town close to a number of successful residential developments such as The Quadrant and other schemes by Jelson Homes, Cyden Homes and Ashwood Homes.

The new Boston Football Stadium is located approximately 1 mile to the west along with a number of developments including a successful residential development with roadside services and commercial activity known as The Quadrant.

The land is located to the east of Wyberton Low Road.

The Scheme...

The scheme comprises 39 units arranged in 11 main blocks of terraces located to the rear of existing residential housing.

Access is from 130 Wyberton Low Road where it is believed the developer will be required to construct a minim roundabout.

It is estimated that approximately 250m of road built to adopted highway standard and 70m of non-adoptable road will be required to complete the scheme.

The buildings are of conventional two storey construction with masonry walls under pitched tiled roofs, individual gardens and allocated parking.

There is also a landscaping scheme and it is estimated that public open space will be included within the design located on the south end of the site.

Full details can be found on the planning portal.

Schedule of Accommodation – 130 Wyberton Low Road

Description	No of Units	GIFA Each sqm	GIFA Each sqft
2 Bed 3 person house	12	60.3sqm	650sqft
2 Bed 4 person house	7	65sqm	700sqft
3 Bed 5 person house	12	74sqm	795sqft
4 Bed 6 person house	6	92.9sqm	1,000sqft
4 Bed 7 person house	2	222.8sqm	2,395sqft
Total	39	3,069.6sqm	33,030sqft

Offers...

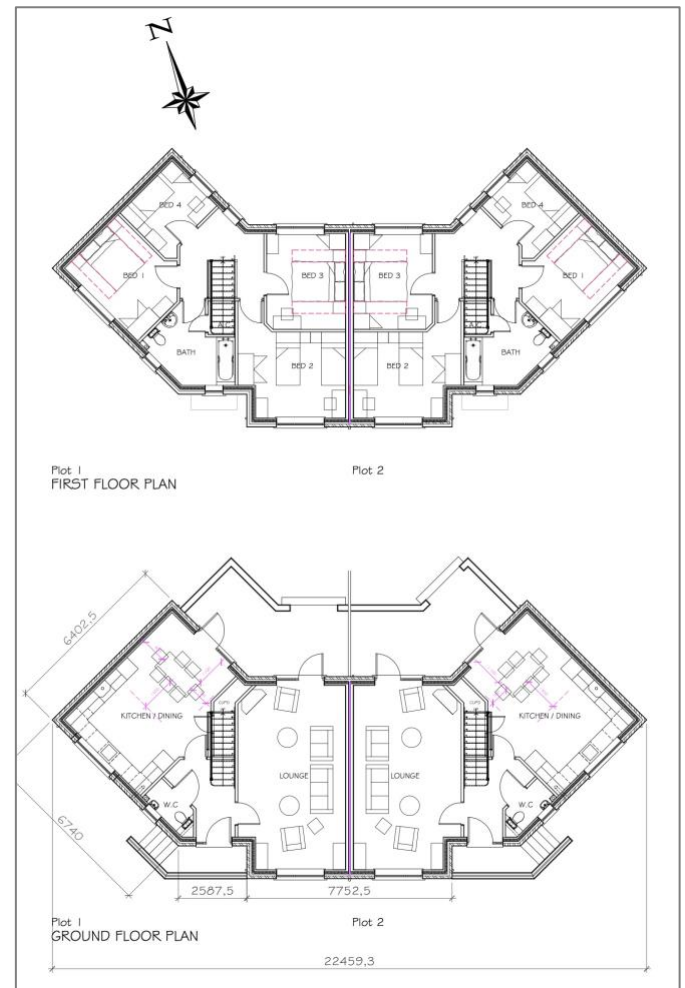
Offers will be considered on a conditional or unconditional basis Freehold sale with Vacant Possession.

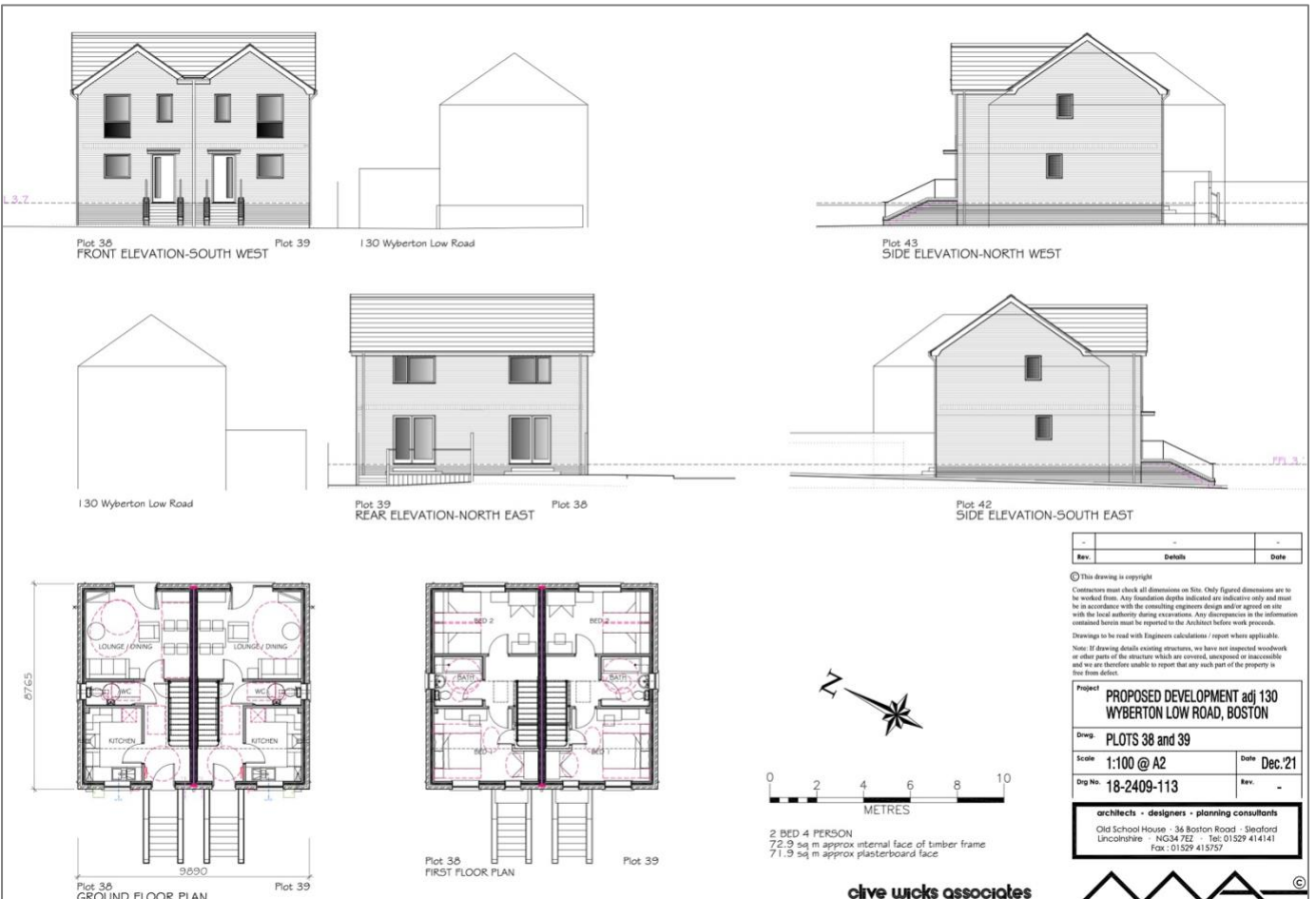
Viewing...

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

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