



**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT

Poplar Farm Marsh Lane  
Algarkirk, Boston, PE20 2AY  
**Asking Price £465,000**

## Algarkirk, Boston, PE20 2AY Poplar Farm Marsh Lane

An exciting 3.25 acre rural development site offering buyers a whole host of residential and commercial opportunities.

The Farmyard has full planning permission for 5 terrific barn style homes but could also be of interest for a large family home requirement with further warehousing and land, or a business requiring storage facilities close to the A17 trunk road for distribution.

The site could also appeal of course to businesses operating in farming perhaps as a small holding or for livestock including Equestrian, subject to the necessary consents.

Unique opportunity - ideally located 3.25 acre rural site comprising 1000 sq. metre of Agricultural Warehouse storage and 2.5 acres of grade 1 land & paddocks with planning permission for one large family home and/or full planning for up to 5 stunning houses

This attractive rural, brownfield site with land, provides a whole host of potential opportunities to buyers :-

Full Planning Permission (Ref B/22/0350) offers 5 stunning eco-friendly, user-friendly houses with land

Use as a Storage Yard with further brick barn having approximately 2.5 acres of Grade 1 paddock land

Class Q prior approval (Application Ref B/22/0007) for a large, 6 / 7 bedroom family home with storage yard and land for amenity or small holder use.

Flexible changes to Storage and Distribution (B8), Hotel (C1), Commercial, Business and Service (Class E) or a State Funded School (Part 3, Class S) all subject to prior planning approval

Land for horses, small holding, nursery and amenity, subject to planning permission

Ideal location for south Lincolnshire transport hub – yet rural setting – ideal for business wanting storage for internet sales





### LOCATION

This site is a former farmyard situated in a rural location with attractive field views, and a few country dwellings to the East and West. The development is approximately 2.6 miles from Fosdyke, 1.8 miles to the village of Sutterton and 1.4 miles to the A17/A16 Sutterton roundabout.

### DESCRIPTION

The subject site comprises of three steel portal framed General Purpose farm buildings, two being side by side, with a further brick and slate barn at the start of the yard, close to the roadside.

### PLANNING

Full planning permission, Reference B/22/0350 for the construction of 5 residential dwellings, one of the dwellings being a conversion and extension of the brick barn by Smeeton's Lane. The property also has given Prior Approval for Proposed Change of Use of Agricultural Buildings to a Dwellinghouse (Use Class C3) and associated building operations (if applicable) - Class Q through Application Reference B/22/0007, a copy of which can be provided by The Selling Agents.

### TENURE

The site is offered for sale as a freehold site.

### LAND

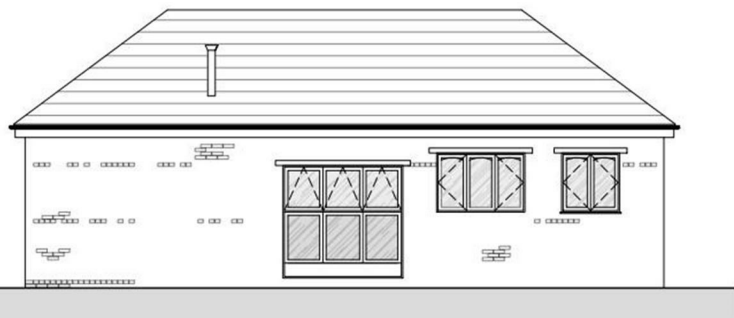
The property has the benefit of two paddocks, approximately 2.5 acres (STS) which are situated in front of the brick and slate barn, either side of the road. The paddocks are highlighted on the aerial photograph on the brochure.

### VAT

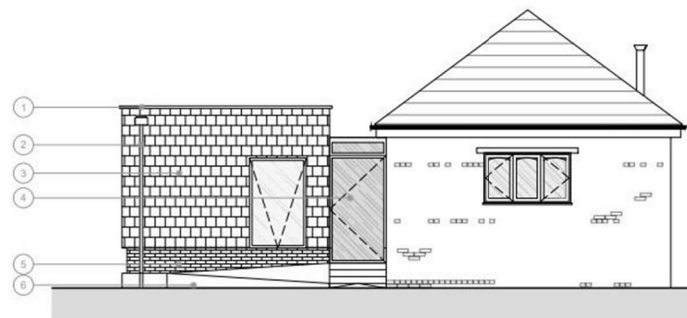
We understand that VAT will not be charged in addition to the purchase price at the prevailing rate.

### VIEWING

By appointment with the selling Agents, Bruce Mather Ltd. Tel: 01205 365032.

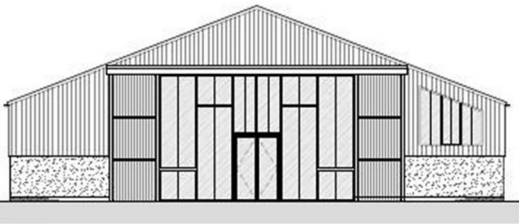


PROPOSED SOUTH ELEVATION

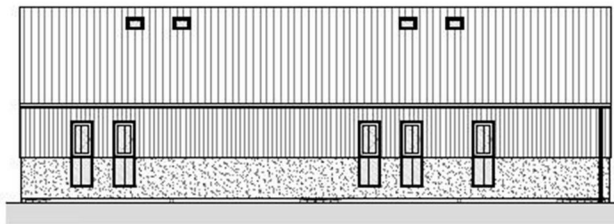


PROPOSED WEST ELEVATION

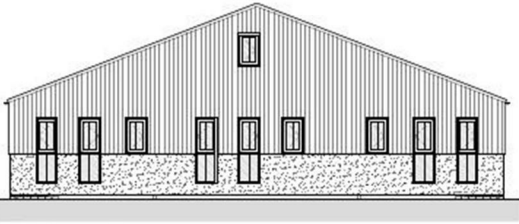
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PROPOSED WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH ELEVATION

### Area Map



### Viewing

Please contact our Boston Commercial Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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