

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Parcel of Land Nursery Road Industrial Estate, Boston, PE21 7TN

£125,000

A $\frac{1}{4}$ acre (sts) section of undeveloped land situated in the heart of Riverside Industrial Estate, an Estate zoned in the South East Lincolnshire Local Plan as a Main Employment Area.

This infill land is located on the corner of Nursery Lane within this busy Industrial Site providing an almost rectangular shape with one rounded corner.

LOCATION

The area accommodates well-established clusters of engineering and light industrial uses.

The South East Lincolnshire Local Plan 2019 identifies Riverside Industrial Estate as being within Boston's Settlement Boundary and as part of a Proposed Main Employment Area (reference BO006).

Local Plan Policy 1 identifies Boston as a location to which "development is to be directed" and within Boston's Settlement Boundary, development will be considered that supports its role as a Sub-Regional Centre. The Policy suggests that Boston should "continue to accommodate ... economic opportunities for the benefit of communities over a widespread area." Policy 7 indicates that proposals will be supported which "assist in the delivery of economic prosperity and" 3,800 jobs in Boston Borough. The Policy goes on to indicate that Proposed Main Employment Area BO006 is intended to accommodate uses within Classes B1, B2, and B8.

DESCRIPTION

The land is presently laid to grass and is positioned on the corner of the T junction which forms a continuation of Nursery Road, a principle designated Employment Area.

The site is approximately 0.25 of an acre, subject to survey, and is surrounded by various industrial buildings and warehouses.

The land does not have planning permission and will require planning permission for future development.

TENURE

Freehold

VIEWING

By arrangement with the selling agents, Bruce Mather Ltd. Tel: 01205 365032 option 3.

RESTRICTIONS

The Vendor's property neighbours this site and restrictive covenants such as scrap, builders or open yard will be placed on the land. Please inform the Agent of your actual usage.

VAT

The vendor has informed us there is no VAT to pay on top of the purchase price.

AGENT'S NOTE

All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract offered subject to not being previously sold or withdrawn;

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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these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

1) the particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending Buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.

DIRECTIONS

From our offices in Pump Square, proceed to John Adams Way, continue over Haven Bridge, taking the first exit at the roundabout onto Spalding Road (A16). Proceed over the railway crossing to the next roundabout, taking the first exit onto Marsh Lane, whereupon you then take the third left hand turning onto Lealand Way. Proceed on Lealand Way taking the right hand turn to Nursery Road. Follow the road round to the left and the land is situated on the corner of the T junction to the right hand side.



Area Map



Google 2024 CNES / Airbus, Landsat / Copernicus, Maxar Technologies