

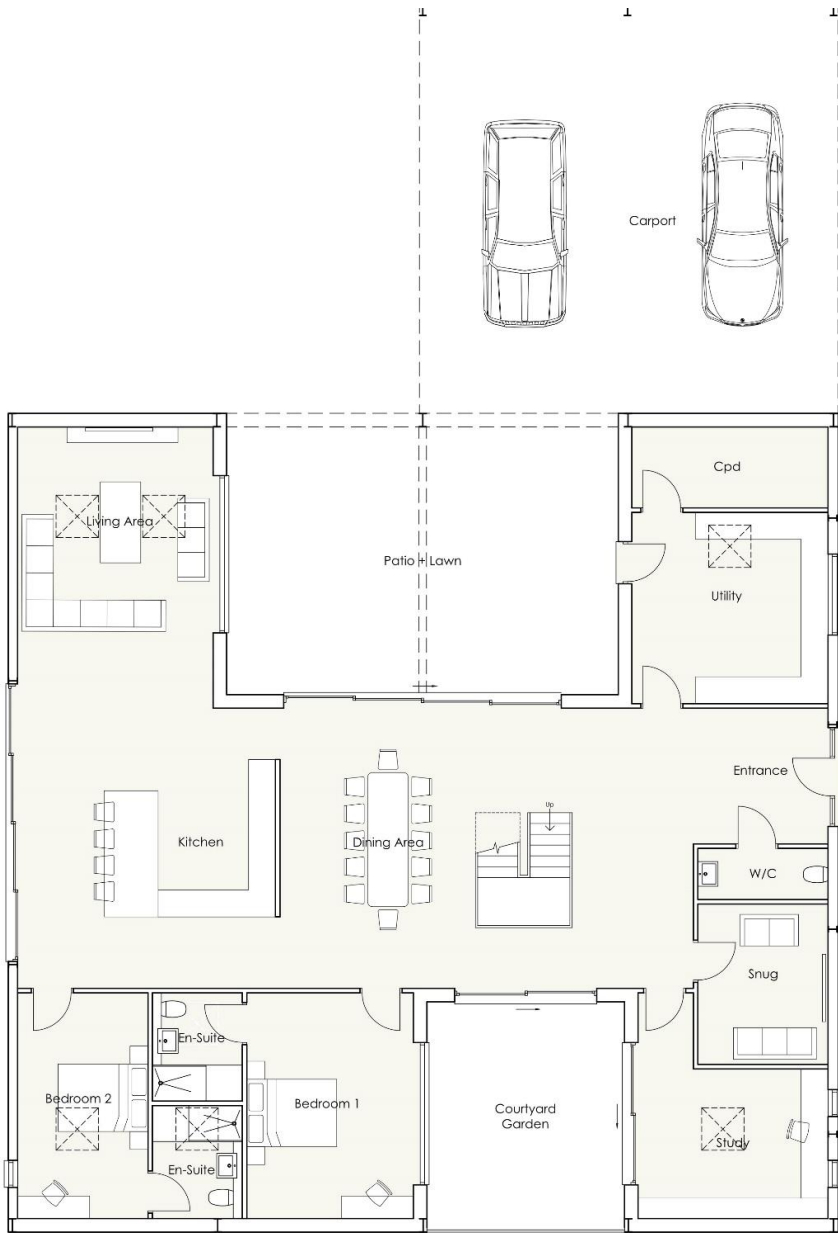


Standing in the grounds adjacent to Willow Farm, you can hardly believe that you are actually on the close outskirts of the town. Now offered as a superb residential development opportunity, the plot (which approaches 2.5 acres) takes full advantage of some wonderful open country views that our county is so famous for. Better still, it's situated on a no-through road close to both Fenside Woods and a picturesque riverside walk along the river Witham back into the town.

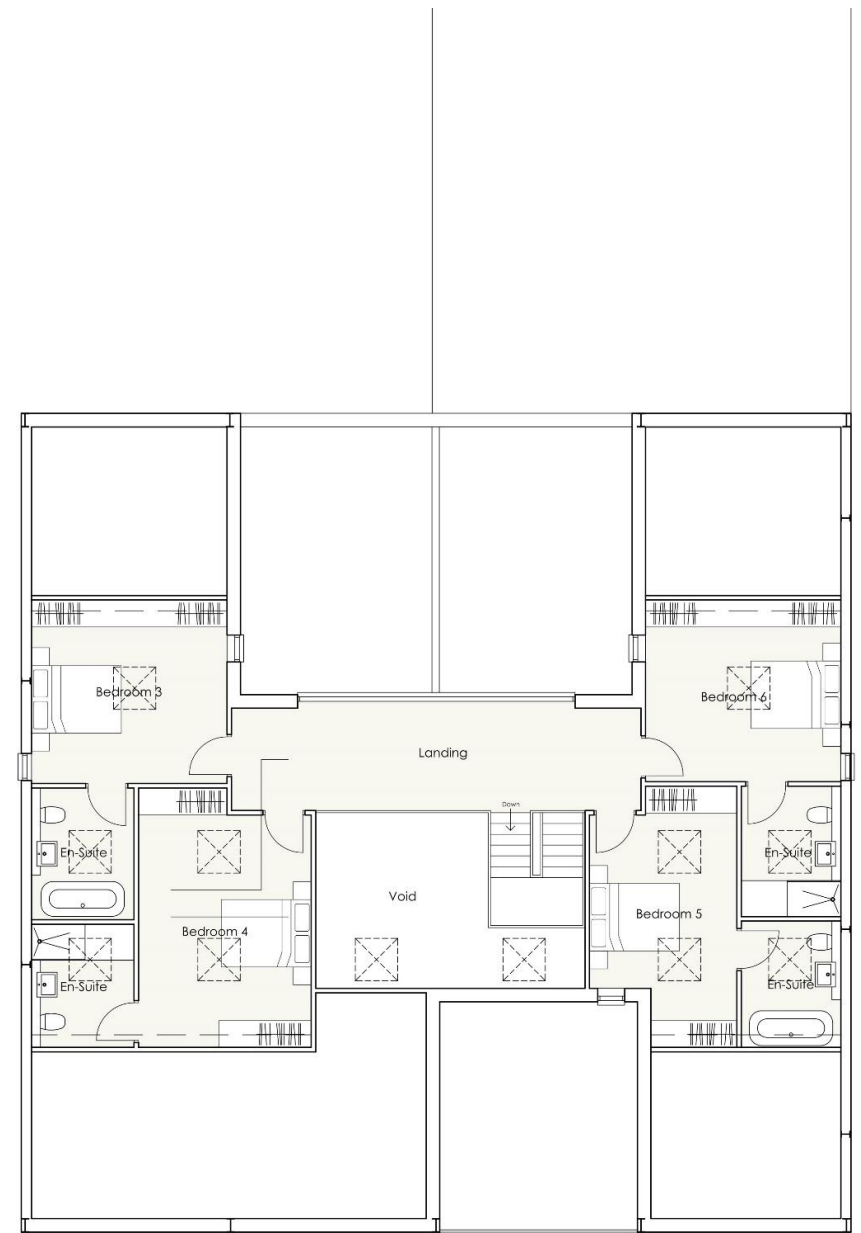
The land itself includes two sizeable agricultural barns with plans for a six-bedroom all en-suite conversion for the larger and a four bedroom two reception room design for the other. Two former grain silos, also with class Q planning consent are included and all have change of use to residential.

Detailed documentation can be found on the Boston Borough Council 'planning and building control' website using the references listed below. Alternatively if you are viewing the electronic PDF version of these particulars, full documentation can be found on the following link to the [Planning Portal](#)

- Class Q Planning Consent For Change Of Use Of Four Agricultural Farm Buildings
- Includes Two Agricultural Barns & Two Former Grain Silos
- Total Plot Approaching 2.5 Acres (sts)
- Superb Open Views Over Neighbouring Fields
- Close To Fenside Woods and the Riverside Walk Along The River Witham
- Planning References: B/23/0436, B/23/0430, B/23/0418

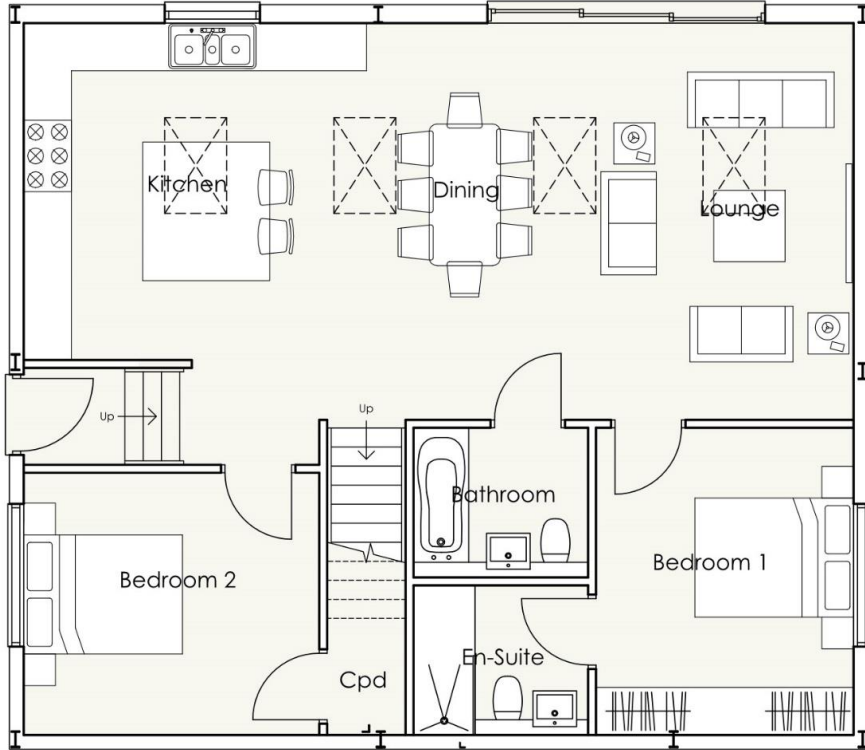


Ground Floor Plan

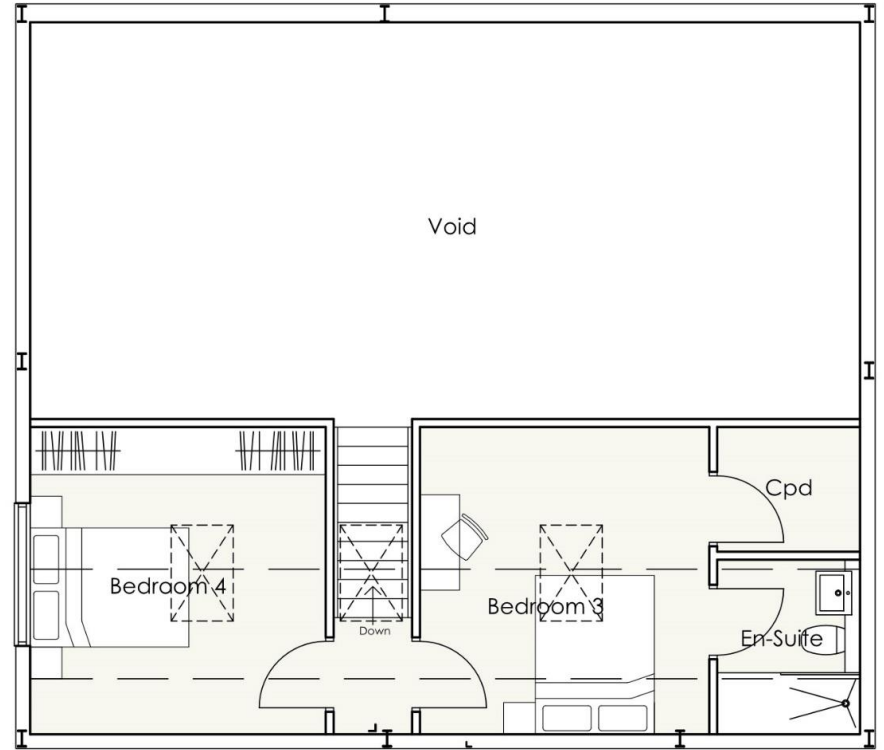


First Floor Plan



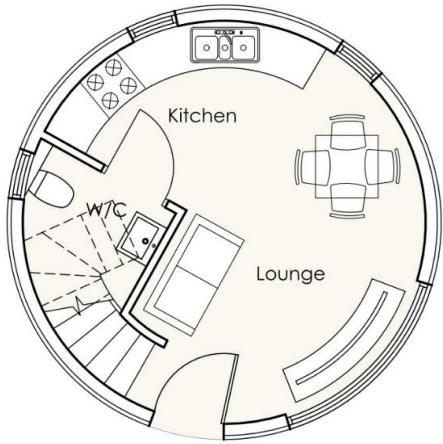


Ground Floor Plan

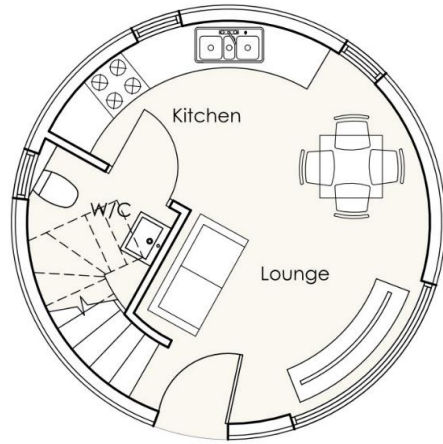


First Floor Plan

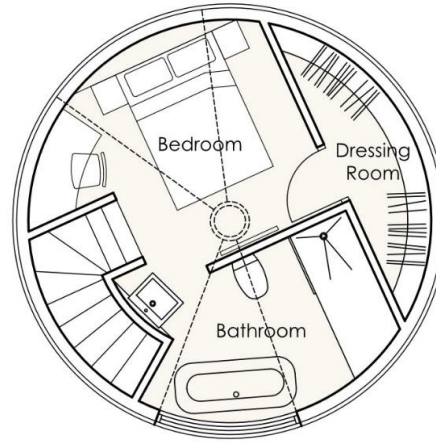




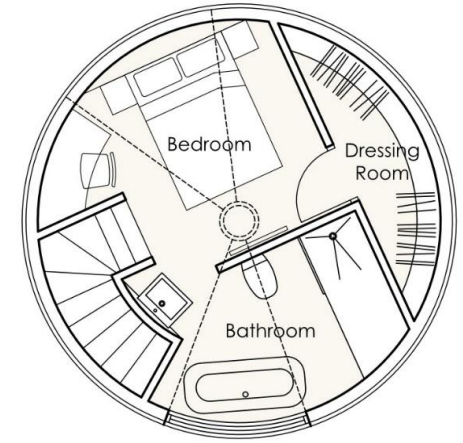
Silo 1



Silo 2



Silo 1



Silo 2



Silo 1
Silo 2
South-East Elevation



Silo 1
Silo 2
North-West Elevation



South-East Elevation



North-East Elevation



North-West Elevation



South-West Elevation

Outbuilding A



South-East Elevation



South-West Elevation

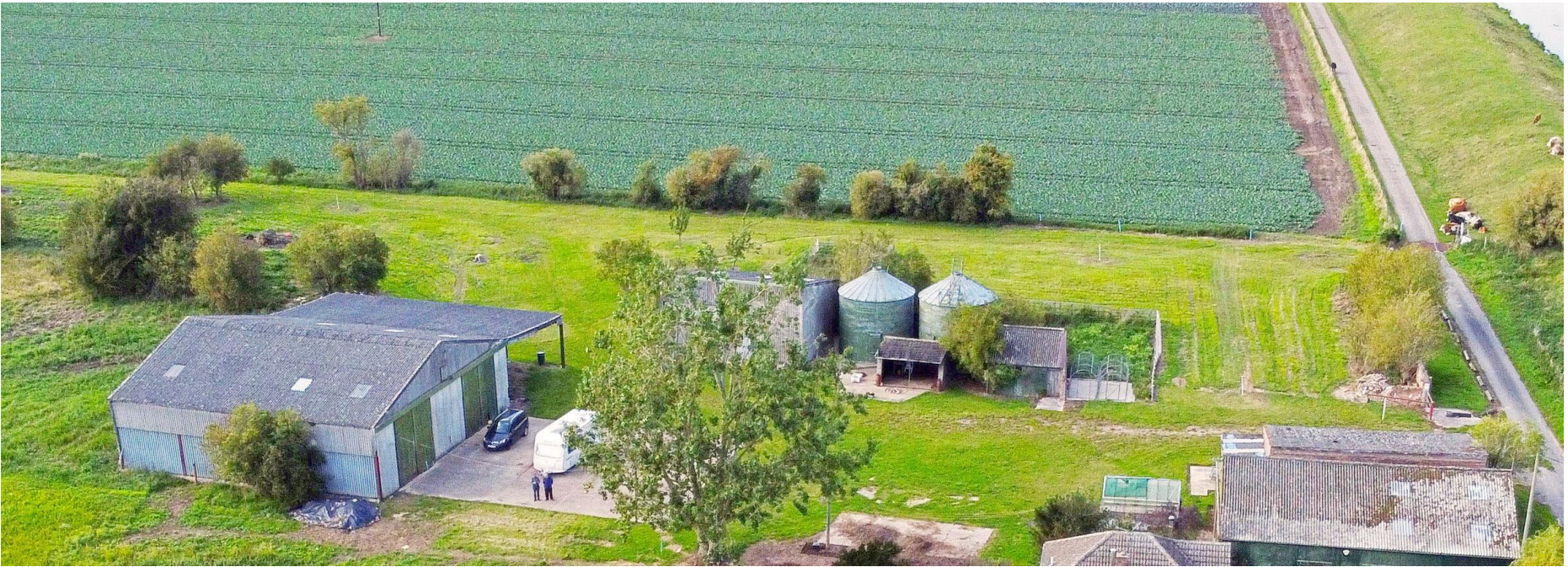
Outbuilding B



North-West Elevation



North-East Elevation





NOTE: All images are for illustration purposes only and viewers are advised to view all the documentation on the Boston Borough Council Planning & Building Control Website.

All measurements are approximate and should be used as a guide only. None of the services connected, fixtures or fittings have been verified or tested by the Agent and as such cannot be relied upon without further investigation by the buyer.

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22 Dolphin Lane, Boston
Lincolnshire PE21 6EU

T | 01205 336122

E | sales@fairweather-estateagents.co.uk

