



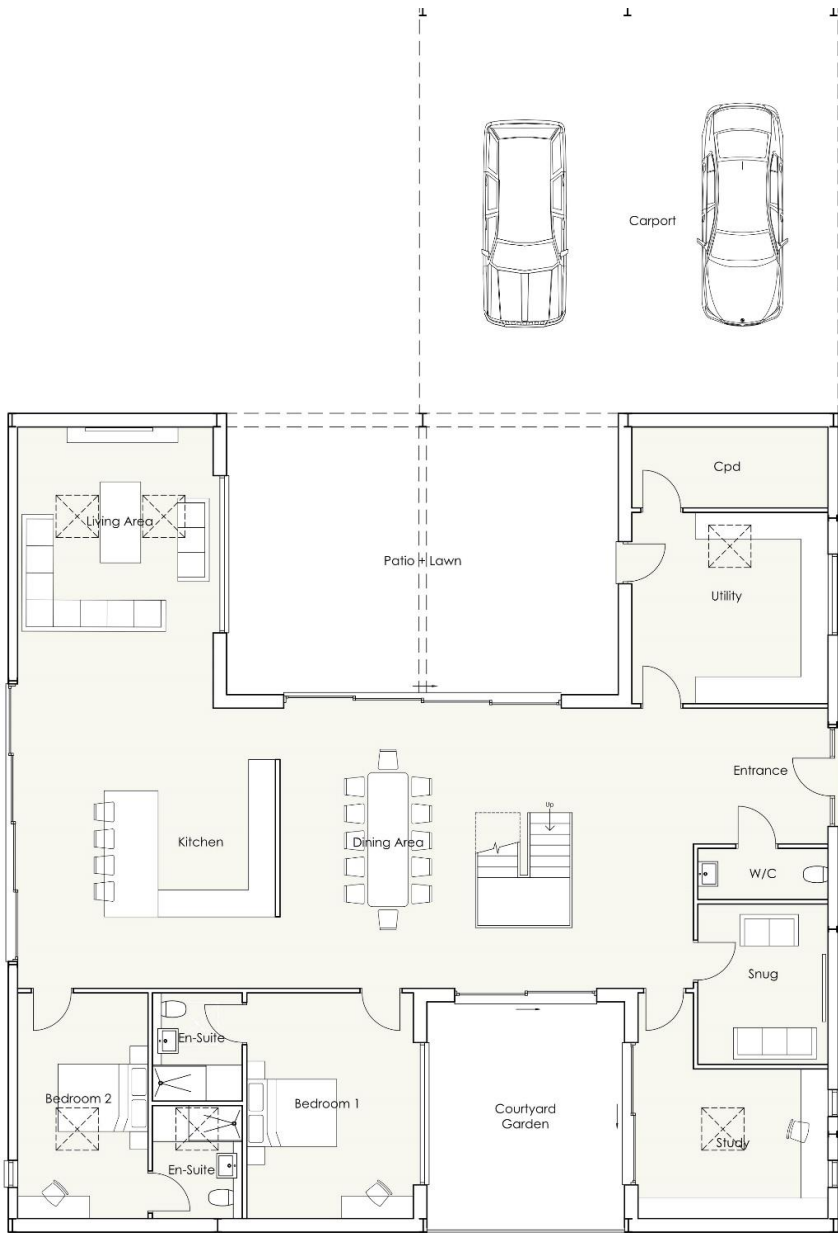
We are delighted to offer for sale this exceptional plot which benefits from class Q planning consent for the conversion of a large agricultural barn into a a six-bedroom all en-suite family home. The plot extends to approx. 1.8 acres (sts) including the access road and offers ample space for extensive gardens, parking or perhaps equestrian use (subject to the required consents).

Standing in the grounds adjacent to Willow Farm, you can hardly believe that you are actually on the close outskirts of the town and as you can see from the photo's the plot takes full advantage of some wonderful open country views and the sunsets 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.

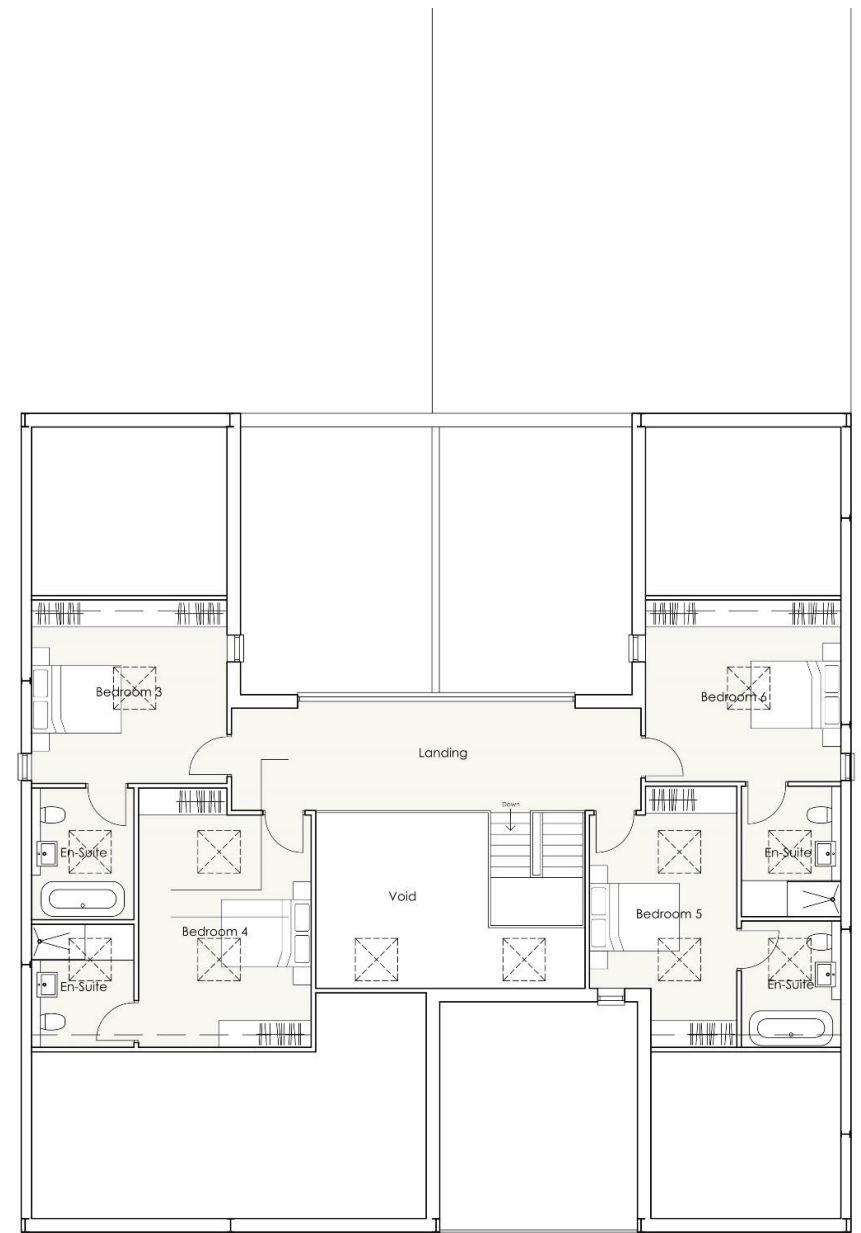
Viewers will note that the neighbouring land is also available, which includes a further barn for conversion and two former grain silos, all with class Q planning consent.

Detailed documentation can be found on the Boston Borough Council 'planning and building control' website using the reference listed below. Alternatively if you are viewing the electronic PDF version of these particulars, full documentation can be found by entering planning reference B/23/0418 on the Boston Borough Council [Planning Portal](#)

- Class Q Planning Consent For Change Of Use To A 6 Bedroom Family Home
- Total Plot Extends To Approx 1.8 Acres (sts)
- Superb Open Views Over Neighbouring Fields
- Close To Fenside Woods and the Riverside Walk Along The River Witham
- Planning Reference: B/23/0418



Ground Floor Plan



First Floor Plan



South-East Elevation



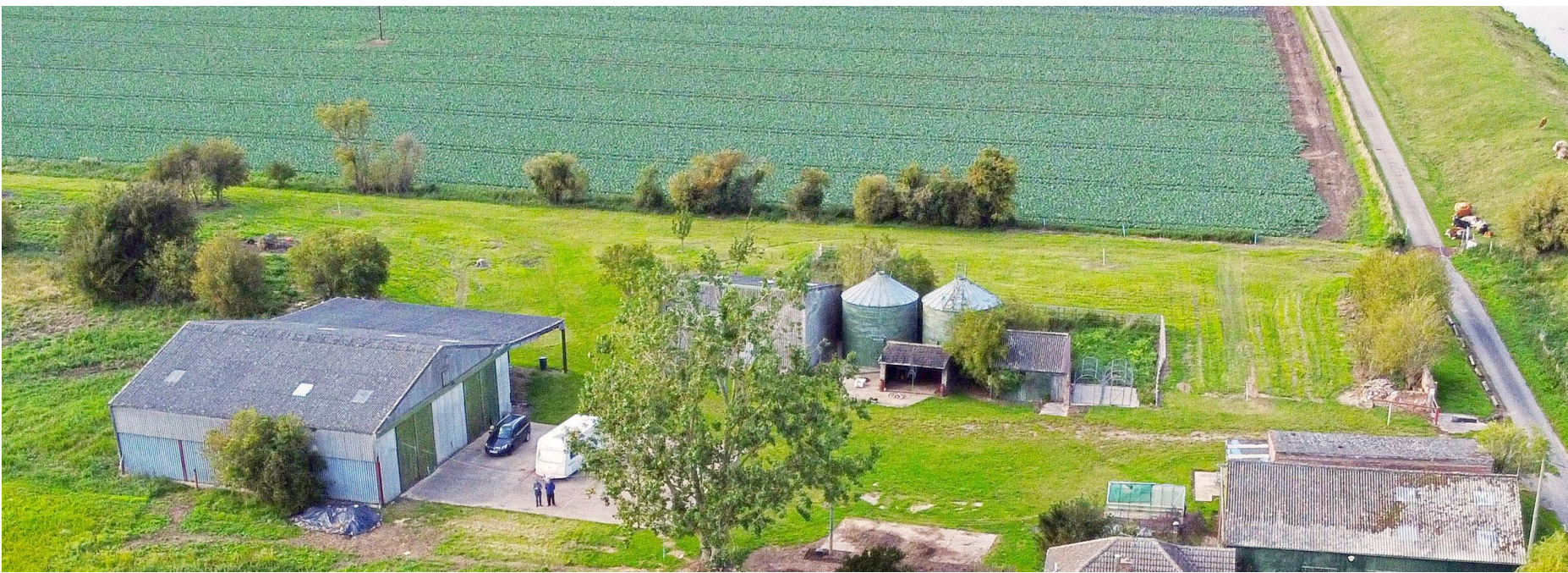
North-West Elevation



North-East Elevation



South-West 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

