

Residential Development Opportunity

Land Off Robin Hoods Walk, PE21 9EP Asking Price £240,000

- Planning permission for the construction of 5 properties comprising: 2 pairs of three bedroom semidetached houses and a detached three storey four bedroom house.
- Planning Reference Number B/17/0041
- Walking Distance of Central Park, Local Schools and Town Centre Amenities
- Existing Garages May Continue as Rentals During Initial Stages of Development, Prior To Demolition





Managers Notes:

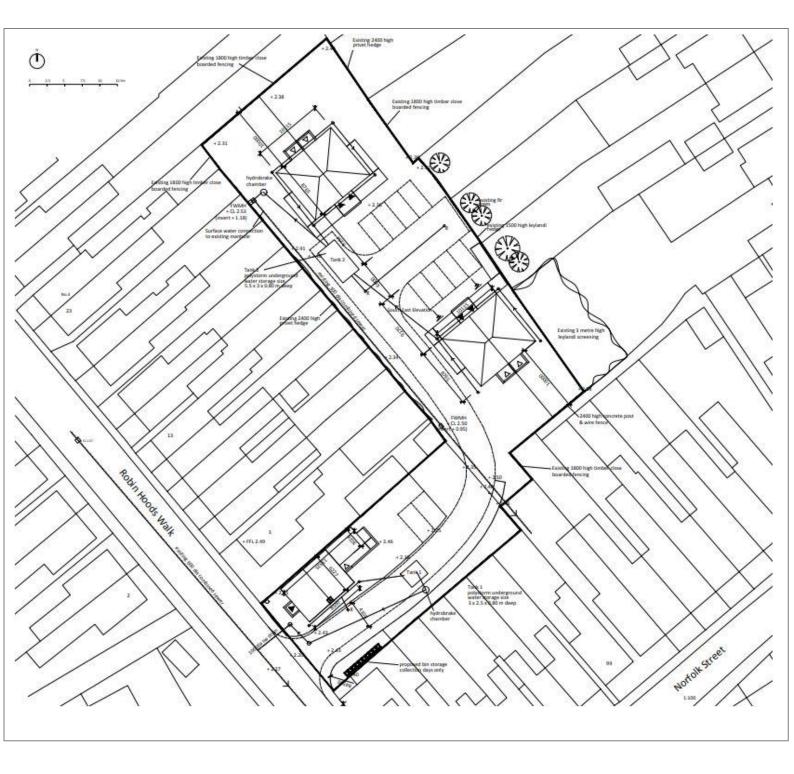
Situated along Robin Hoods Walk, this development site extends to approx. 0.2 Hectares and has the benefit of Full Planning Permission for five dwellings (each with parking). The site is only a short walk to the town centre with all of its shops, restaurants and historic market place; it's also close to the Marina, great for walking or cycling along the riverside.

The granted plans comprise 2 pairs of three bedroom semi-detached houses (with footings already in place for one) plus a three-storey, four bedroom detached house (which will be the 'road-front' facing property). The front part of the site currently consists of a garage court with 26 garages, the majority of which are currently rented out and the vendor has explained that this could continue as income during the initial stages of the land being developed. From the garage court, the site extends in an 'L' shape with and into an open area of land that was once used as a bowling green.

If you are viewing the electronic PDF version of these particulars, further documentation can be found on the following link to the Boston Planning Portal



Proposed House Type 1 Utility Bed 3 FFL 2.85m ODN Lounge/living ound Floor Plan First Floor Plan Second Floor Plan **Proposed House Type 2** Stormguard doors to be fitted to all external doorways Lounge/living Lounge/living FFL 2.85m ODN FFL 2.85 ODN Bed 1 Kitchen Bed 1 Kitchen O: Hall Bath 🕽 Proposed First Floor Plan



Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

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