



Land Adjacent to the Cottage  
Tooley Lane, Wrangle, Boston, PE22 9BL

**BUILDING PLOT**

Freehold

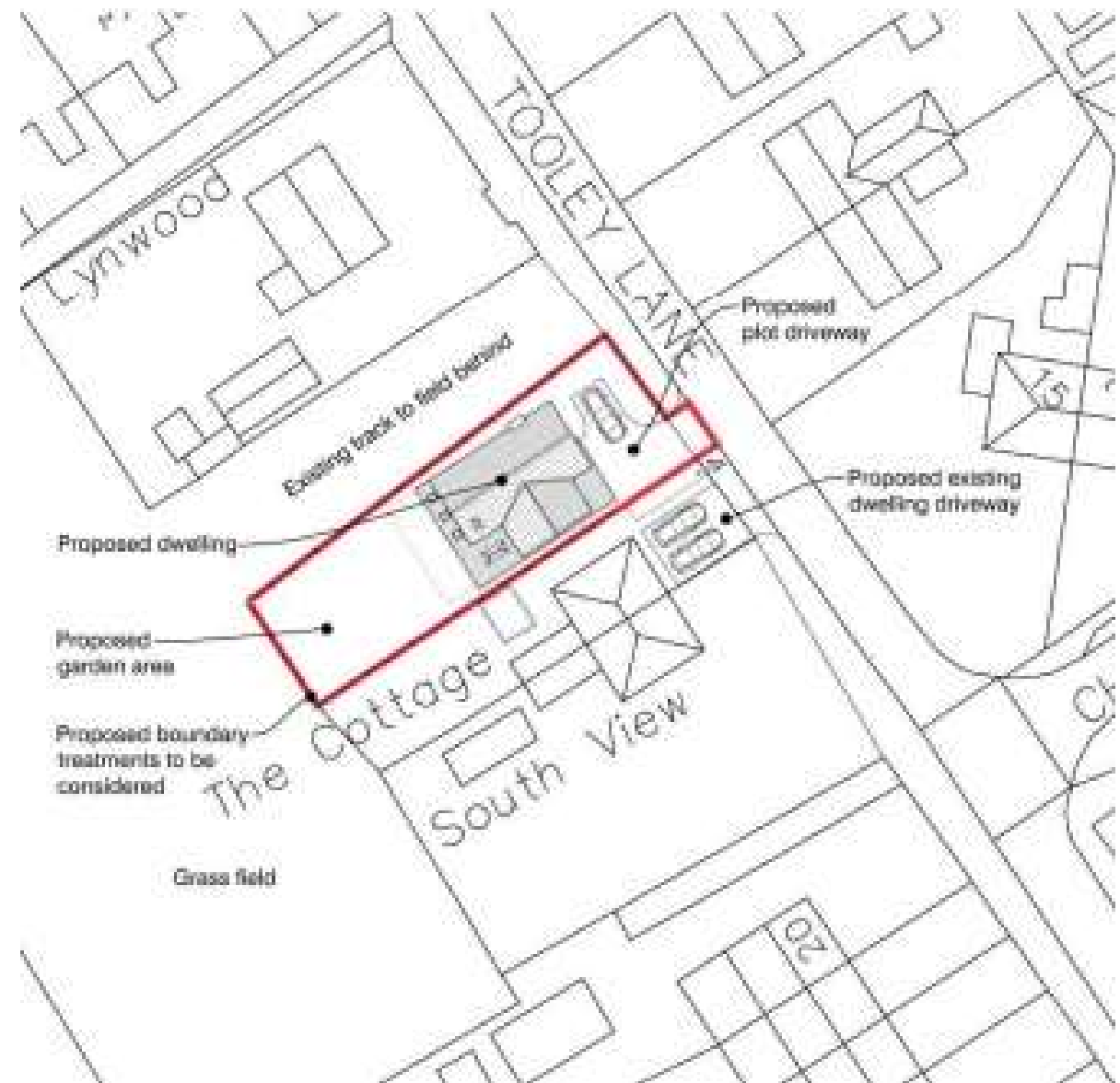
£80,000

## BUILDING PLOT

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### Key Features

- Building plot
- With outline planning permission
- Village location
- Open view to rear





A building plot with outline planning permission for the construction of a detached house. Set in a village location and backing on to a grass field.

### PLANNING PERMISSION

Outline planning permission was granted on 10 May 2023. Application reference number: B/23/0014.

### THE PLOT

The plot is approximately 0.11 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

### PLANS & DRAWINGS

Plans and drawings are for guidance purposes only.

### VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

### AGENT'S NOTES

Please note these are draft particulars awaiting final approval from the vendor, therefore the contents within may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



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