



**£340,000**

Development Site, Main Road, Stickney, Boston, Lincolnshire, PE22 8AE

**NEWTON**FALLOWELL



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A unique and exciting opportunity to purchase this development site with FULL PLANNING PERMISSION for a residential development of 13 plots - twelve three bedroom semi-detached houses and a detached four bedroom house.

Situated in the highly popular village of Stickney which has seen fantastic demand for new build homes and also offers easy access to the A16 and is close to local amenities including a post office/general store, doctors surgery, primary & secondary schools, etc.

#### **PLANNING PERMISSION**

Full, detailed planning permission was granted on 08 July 2019 by East Lindsey District Council.

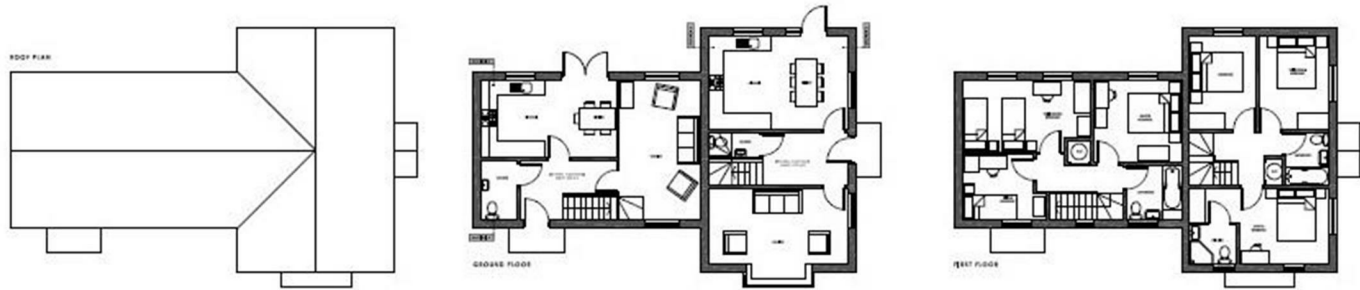
Application number: S/169/00003/19 - full details available for inspection at our offices

or visit: [https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=\\_EASTL\\_DCAPR\\_127629&activeTab=summary](https://publicaccess.e-lindsey.gov.uk/online-applications/applicationDetails.do?keyVal=_EASTL_DCAPR_127629&activeTab=summary)

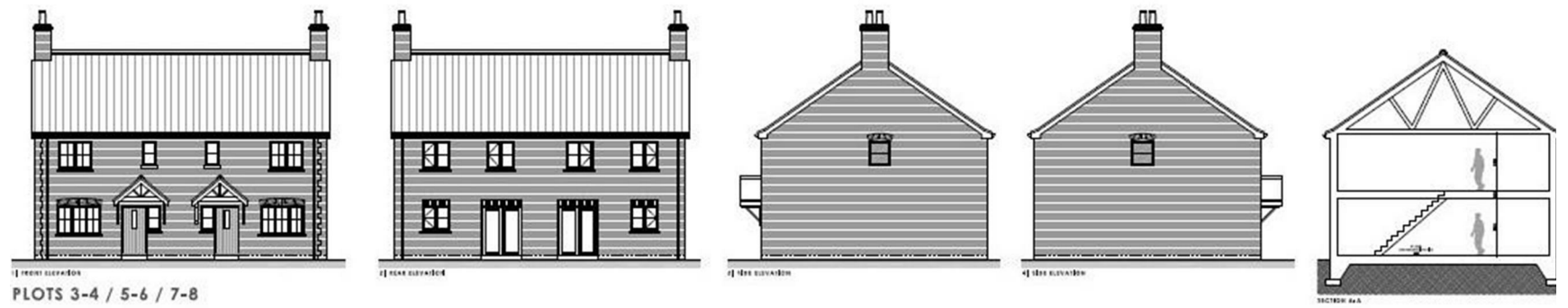
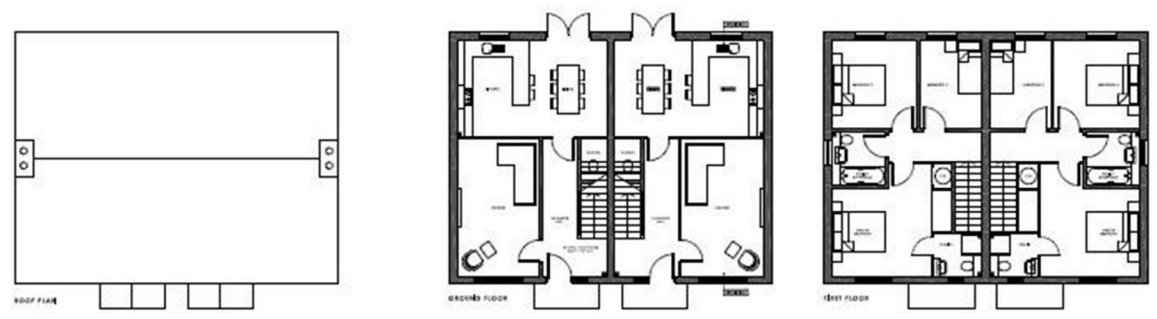
#### **PLANS & DRAWINGS**

Plans & drawings are for guidance purposes only.

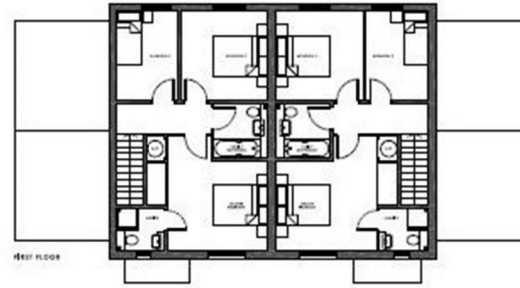
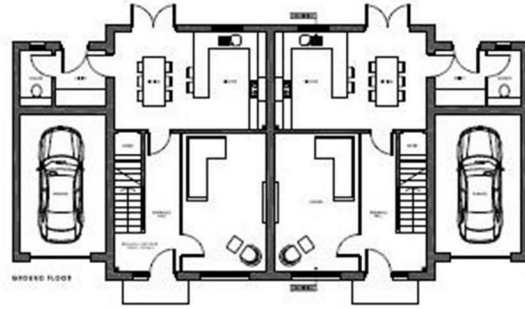
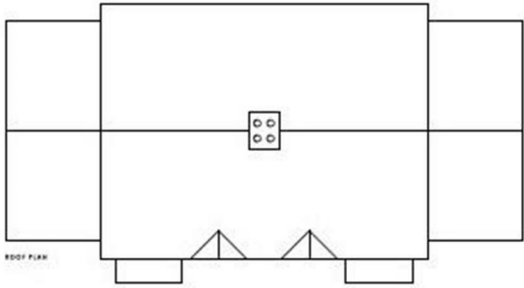
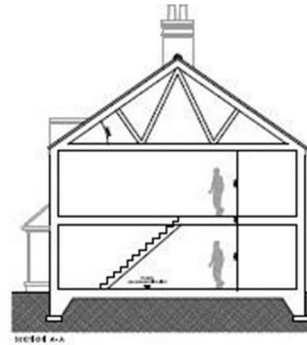
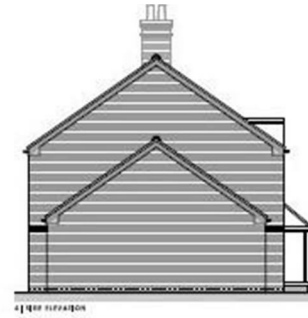
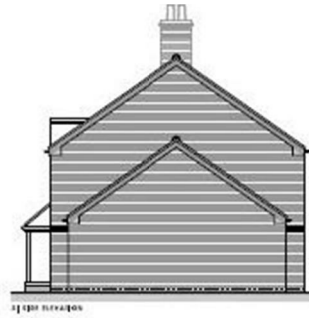




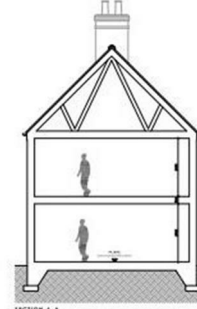
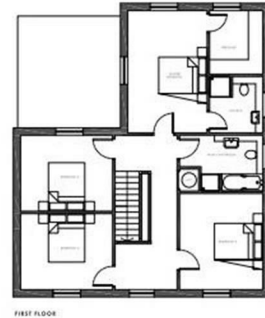
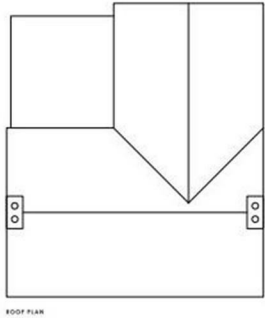
PLOTS 1-2



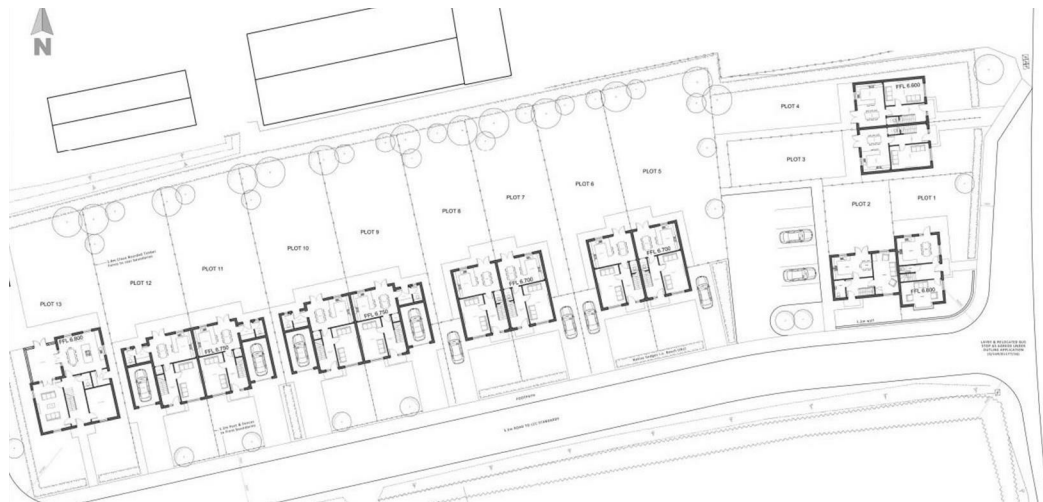
PLOTS 3-4 / 5-6 / 7-8



PLOTS 9-10 & 11-12



PLOT 13



## LOCAL AREA

New homes in Stickney have been highly sought-after in recent months and the agent believes that this site will prove extremely popular to potential buyers with high sales values achievable.

Local transport is catered for with regular bus services along the A16 to all major towns and easy car access via the A16 to the main road network in Lincolnshire.

Stickney is located in the East Lindsey District which is a safe and affordable place to live. Crime statistics are much lower than the national average and offers peace of mind when moving into the community. The local primary school was rated good by Ofsted in the last inspection of 2017. The nearest major Town of Boston is a growing community with a wide range of retail and leisure options. Information about Boston can be found here <http://www.visitbostonuk.com>.

The coastal resort of Skegness is a little over 17 miles away with safe clean beaches and a wide range of leisure facilities to enjoy. So, with a fantastic local community, excellent transport links, good schools and educational establishments Stickney offers a rural retreat of the highest quality.

NEWTON FALLOWELL 



## SERVICES

We understand that water and electricity is connected to the site (purchasers should verify this for their own peace of mind)

## VIEWING

By appointment with Newton Fallowell - telephone 01205 353100.

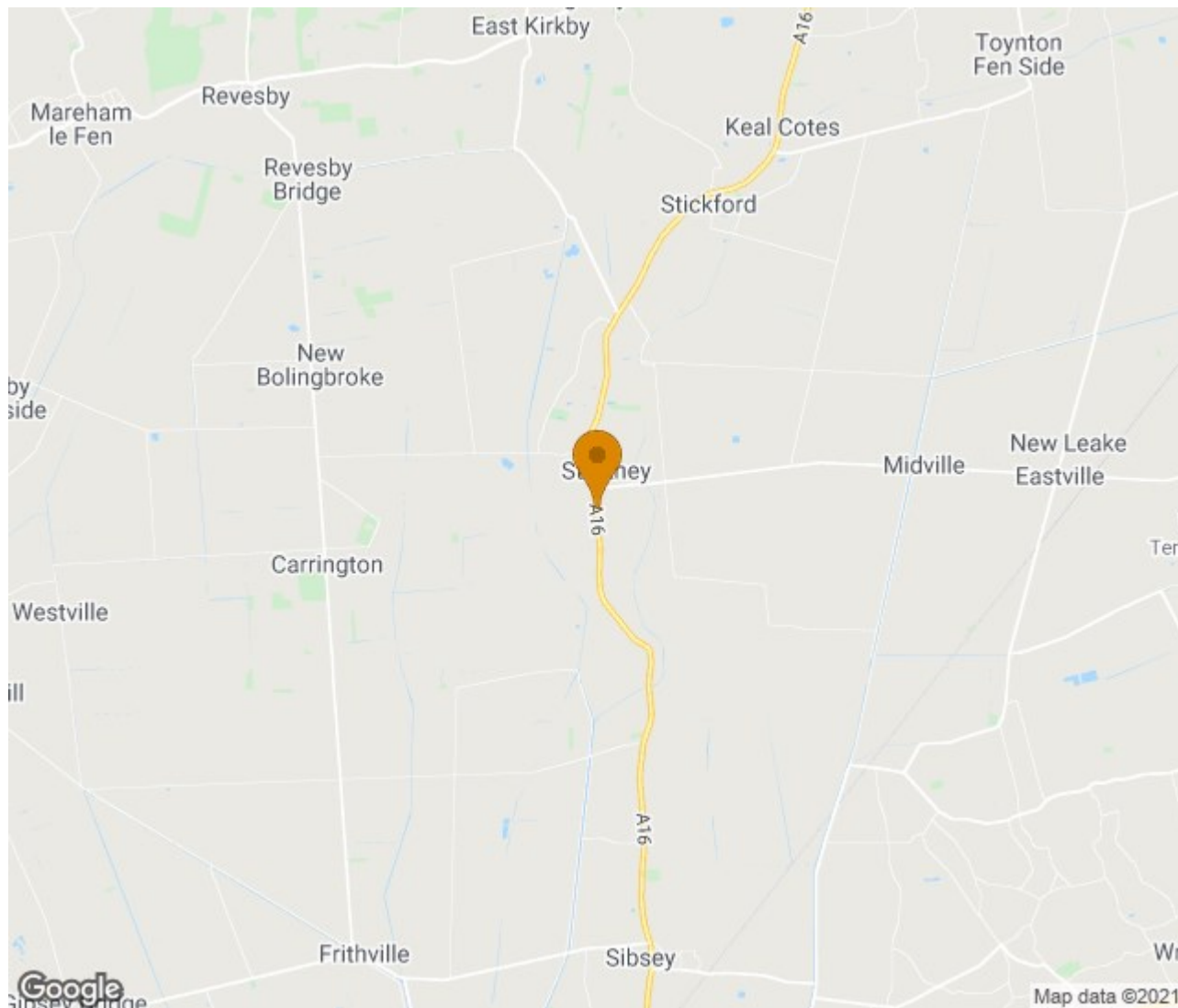
## AGENT'S NOTES

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.

Anti-Money Laundering Regulations – Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee of £300 if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee of £200 if you use their services.

For more information please call in the office or telephone 01205 353100.



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