

RESIDENTIAL DEVELOPMENT PLOTS

Mary Lovell Way,

Stickney,

Boston,

PE22 8BF

- Residential Development Opportunity.
- Full Planning Permission for 46 dwellings.
- Situated in popular village location.
- Site extends beyond 3.6ac (1.47 hectares).
- Whole site available freehold.
- Adjacent to a recently completed development.
- Offers invited at £800,000
- Planning documents available upon request.



Pygott
& Crone

SITE DETAILS

A rare opportunity to acquire a fantastic residential development site, with full planning permission, in a great village location.

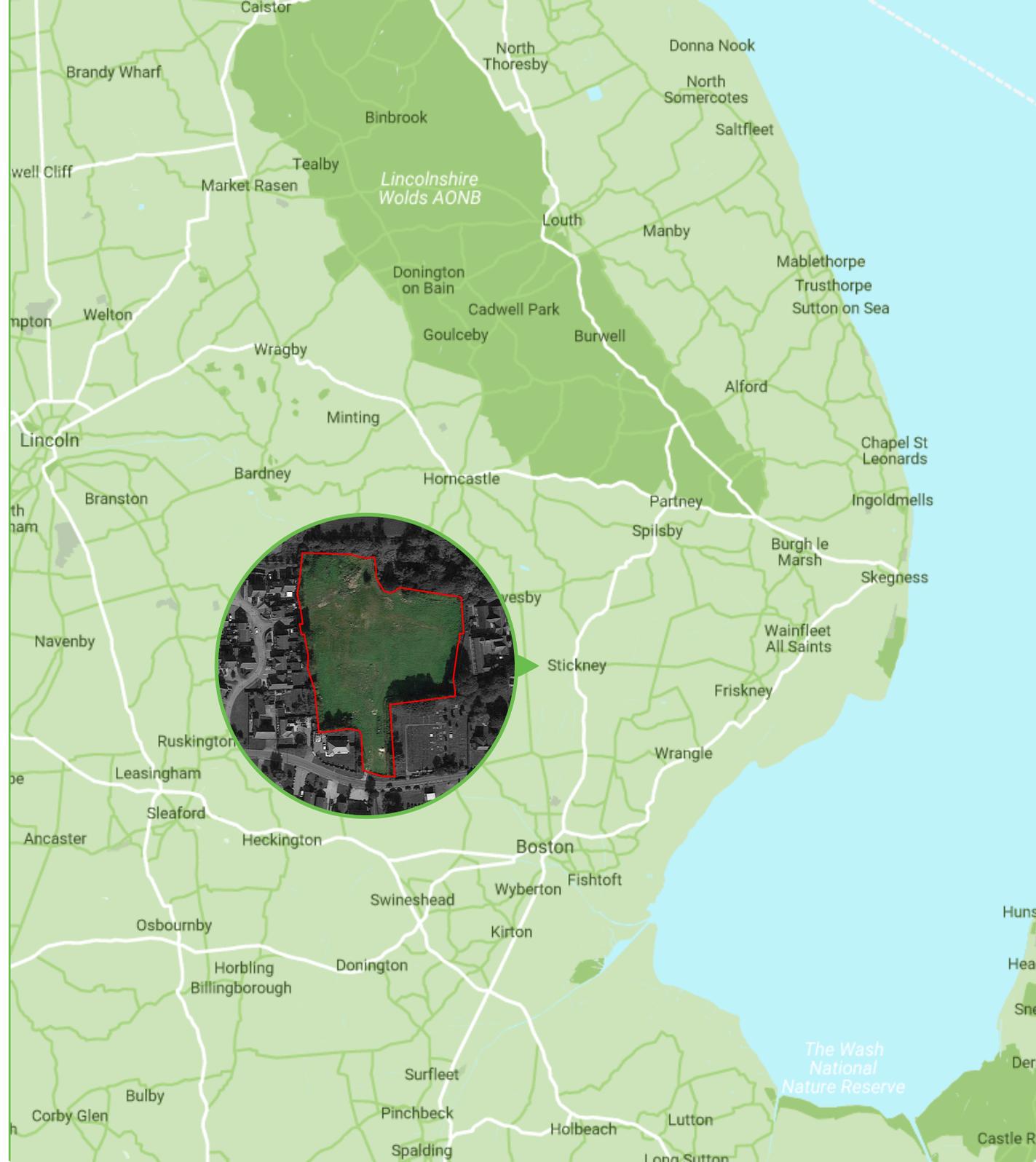
The site extends beyond 3.6 acres (1.47 hectares) and has received full planning permission for 46 residential dwellings (with only 4 No affordable units.).

LOCATION

This site is located on Hall Lane which is approximately half a mile from the centre of the village of Stickney.

The site is situated adjacent to a recently developed housing estate off Mary Lovell Way and will add to the existing 26 dwellings constructed as seen on the site plan which formed 'Phase 1' of the overall development.

The village of Stickney lies approximately eight miles to the north of the busy market town of Boston and enjoys a full range of village amenities including primary school and secondary school, village hall, Post Office, hairdresser, youth club, doctor's surgery and a car filling station/garage.



ACCOMMODATION SCHEDULE

HOUSE TYPE	SQ M	SQ FT	BEDROOMS	PLOTS NUMBERS														
Private																		
Ascot (semi)	65.3	702.6	2	18	19	20	21	25	26	27	28	32	33	36	37	38	39	14
Blenheim (terrace)	75.8	815.6	3	11	12	13	22	23	24									6
Burton (semi)	63.8	686.5	2	4	5													2
Burton (terrace)	63.8	686.5	2	44	45													2
Digby (semi)	74.9	805.9	2	3														1
Digby (terrace)	74.9	805.9	2	46														1
Farriers (semi)	84.4	908.1	3	8	15	17	31	35										5
Lissington (Semi)	73.4	789.8	3	1	2													2
Maple	107.9	1161.0	4	6														1
Saddlers (semi)	63.5	683.3	2	7	14	16	30	34										5
Sycamore	95.0	1022.2	3	29														1
Wroxham (semi)	73.0	785.5	3	9	10													2
																	PRIVATE TOTAL	42
Affordable																		
Ascot (semi) social	70.4	757.5	2	40	41	42	43											4
																	AFFORDABLE TOTAL	4
																	TOTAL	46

FURTHER INFORMATION

Planning Permission

The site was originally granted Full Planning Permission for the erection of 46 residential dwellings by East Lindsey District Council in August 2006 under planning reference S/169/00775/05. A subsequent S.73 was granted in March 2023 under application reference S/169/02304/22.

The planning permission is subject to a S106 agreement and is for the delivery of only four affordable 2 bedroom homes.

The proposed dwellings provide an attractive range of estate family housing, extending from 2 bedroom terraces through to 4 bedroom detached houses.

The agent holds copies of the floor plans and elevation drawings for each property type and these can be made available on request.

Services

Pygott and Crone have been made aware that main services are connected to the village and have been made available in the adjacent roadway (Mary Lovell Way). We advise that any prospective purchaser establishes for themselves the availability and cost of those connections.

Ecology

The site has undergone work relating to newts and badgers under licences from Natural England. These works are nearing completion. Further works, again under licence, have been completed to remove and secure the construction area on the site from newts.

Method of Sale

The freehold title to the land is being offered for sale by private treaty at an asking price of £800,000 (Eight hundred thousand pounds). Depending on levels of interest, the vendors and their agents reserve the right to invite best and final offers.

Legal Fees

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

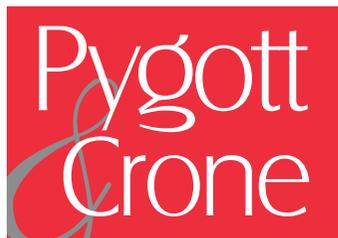
VAT

VAT is applicable.

Local Authority

East Lindsey District Council
The Hub
Mareham Road
Horncastle
Lincolnshire
LN9 6PH

Tel: 01507 601111



VIEWING IS STRICTLY BY APPOINTMENT WITH THE SOLE AGENT



07795 358878



jcaudwell@pygott-crone.com