



APPROX. 3.95 ACRES (1.60 HECTARES) OF POTENTIAL COMMERCIAL DEVELOPMENT LAND

GREAT FEN ROAD, WYBERTON FEN, BOSTON, PE21 7NY

- Rectangular and flat parcel of potential Commercial Development Land located on the outskirts of Boston immediately to the rear of the Listers Mercedes Benz Showroom Premises fronting Boardsides.
- Site area approx. 3.95 acres (1.60 hectares) with access from Great Fen Road.
- Located in close proximity to Endeavour Park together with Listers BMW and Taylors Peugeot Car Dealerships.
- Land suitable for a variety of development opportunities of a Commercial nature subject to the relevant planning permission being obtained.

James Cameron

Brown&Co
M: 07768 465753
01522 457800
E: james.cameron@brown-co.com

William Gaunt

Brown&Co
07919 694235
01522 504322
william.gaunt@brown-co.com

PRICE: £375,000 FREEHOLD

Lincoln

5 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
T 01522 457800 | E lincoln@brown-co.com

BROWN & CO JH Walter

LOCATION

Boston is an established and expanding Market Town in South Lincolnshire situated approximately 35 miles East of the City of Lincoln and having a resident population as of 2020 of approximately 70,000 people with a large catchment area.

The site at Great Fen Road is located approximately 100 metres off the A1121 Boardsidies and is situated approximately 2 miles from the centre of Boston. The site is located immediately to the rear of the Listers Mercedes Benz Car Dealership and is also in close proximity to the Listers BMW and Taylors Peugeot Car Dealerships as well as Endeavour Park which is home to many of Boston's Professional Services Businesses. There are also Leisure and Manufacturing businesses in close proximity.

DESCRIPTION

The site comprises a rectangular and level parcel of potential Commercial Development Land extending to approximately 3.95 acres (1.60 hectares) with access being from Great Fen Road.

We believe the site to be Greenfield and we are in possession of a Contamination Report in respect of the site and we are unaware of any significant Flood Risk issues associated with this location.

PLANNING

We would advise prospective purchasers to contact Boston Borough Council regarding advice associated with planning-related matters in relation to this site. We are not aware of any planning applications having been made in respect of this land during the last 10 years since online records commenced.

The site is however situated between established Commercial Enterprises including the Listers Mercedes Benz Car Dealership and Richard Larrington Ltd - a Manufacturing business. We therefore feel that the site is suitable for a wide variety of potential future uses. Ideally falling under Use Class E of the Use Classes Order 2020 although certain Sui Generis uses may also be appropriate to the location.

Boston Borough Council Tel: 01205 314200.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The site is to be sold subject to, and with the benefit of all existing obligations and rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other obligations, easements, quasi-easements and all wayleaves whether referred to or not within these Sales Particulars.

SERVICES

It is believed that mains electricity, water and drainage are available to the site from Great Fen Road, however, interested parties are to make their own enquiries with the relevant Statutory Authorities prior to submitting an offer to acquire this land.

METHOD OF SALE

Ideally, our clients would like to dispose of this site Unconditionally, however, may consider Conditional upon Planning offers.

The site is offered for sale by way of a freehold title with vacant possession to be granted upon completion.

ASKING PRICE

£375,000 for the freehold interest with vacant possession to be provided upon completion.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction negotiated.

VAT

The asking price quoted herein is exclusive of, but may be liable to VAT at the prevailing rate and prospective purchasers should clarify the position regarding VAT prior to making an offer to acquire this site.

VIEWING AND FURTHER INFORMATION

Strictly by private appointment with the Sole Selling Agents:

James Cameron

01522 457800

07768 465753

james.cameron@brown-co.com

William Gaunt

01522 504322

07919 694235

william.gaunt@brown-co.com

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Property and Business Consultants