



**Main Road, Stickney Boston PE22 8AE**



## welcome to Main Road, Stickney Boston

- BEST OFFERS INVITED
- OPPORTUNITY TO PURCHASE A FREEHOLD DEVELOPMENT SITE SET BACK FROM THE MAIN A16
- APPROXIMATELY 8 MILES TO THE NORTH OF BOSTON AND 10 MILES SOUTH EAST OF HORNCastle
- OUTLINE PLANNING PERMISSION (S/169/01669/22) WAS GRANTED ON THE 20TH APRIL 2023 FOR RESIDENTIAL DEVELOPMENT
- SITE FOR 24 UNITS

Tenure: Freehold EPC Rating: Exempt

offers in the region of  
**£450,000**

Opportunity to acquire a freehold development site set back from the main A16 on the outskirts of the village of Stickney which is approximately 8 miles to the North of Boston and 10 miles South East of Horncastle.



**view this property online** [williamhbrown.co.uk/Property/BWB114028](https://www.williamhbrown.co.uk/Property/BWB114028)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

#### Property Ref:

BWB114028 - 0004

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01205 351010**



[Boston@williamhbrown.co.uk](mailto:Boston@williamhbrown.co.uk)



14 Wide Bargate, BOSTON, Lincolnshire, PE21 6RH



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)