



ARCHI-VIS STUDIO

Puttock Gate  
Fosdyke PE20 2BX

BROWN & CO



## Puttock Gate, Fosdyke PE20 2BX

### \* Self-build plots \*

No 7. self-build/custom build plots

Outline planning permission

Far reaching field views to the rear

Located in the village of Fosdyke

Opposite the village recreation park



### Introduction

\*Self-build plots\* Brown & Co offers the first land released from a total of no7. self-build-custom build residential buildings plots with far reaching rear field views in Puttock Gate, Fosdyke, Lincolnshire.

### Description

A superb opportunity to acquire individual building plots for self-build homes in the village of Fosdyke, Lincolnshire. Outline planning permission was granted by Boston Borough Council in August 2023 under reference B/21/0419 for a 'residential development of no7. self-build/custom build homes'. The land occupies a pleasant and quiet position in the village opposite the village recreation park with far reaching views across farm land to the rear and of the village church spire.

### Location

Fosdyke is a small village in Lincolnshire, England, situated approximately 8 miles southwest of Boston on the A17 which links the east of England to Lincolnshire and the North. The village lies near the River Welland and is historically significant for its role as a crossing point over the river. Fosdyke features a marina, reflecting its connection to local waterways. The area is characterised by its relaxed pace of life and rural charm, with a mix of agricultural

landscapes and residential properties. Local amenities include the Ship Inn, a historic pub offering river views, food and accommodation, and the parish church of All Saints, which adds to the village's quaint and traditional English character. The village also provides a peaceful setting for outdoor activities such as walking and bird watching along the riverbanks.

### Infrastructure

Included in the sale price of the plots will be an infrastructure package to provide access and some necessary utilities to the plots. Exact details of works are to be determined at the time of sale with the vendor.

### Agent's Note

1. Details of the application can be searched on the Boston Borough Council website using the reference B/21/0419 or further details are available by contacting the agent.
2. Details and guidance on self-build and custom housebuilding can be found on the Government website by searching self-build and custom housebuilding!
3. Computer generated images are for artistic illustrations only.

4. House types show in computer generated images are artistic impression of possible designs.

### Viewing

Interested parties are, under no circumstances, to enter the property or land unattended. Viewing is available during daylight hours from the roadside only. Please park safely on the recreation ground car park. The land can be located via [What3Words/// gambles.poems.mulls](https://www.what3words.com/gambles.poems.mulls)

### Health & Safety

Neither the Seller nor the Selling Agents are responsible for the safety of those viewing the property and accordingly those viewing the property do so at their own risk.

### Services and other information

We understand some services are located nearby but, no services are currently available on site.

## Plans, areas and schedules

These have been prepared as carefully as possible and are based on the planning application, Ordnance Survey scale plans and HM Land Registry. All plans published here are for identification and indicative purposes only and are believed to be correct however in no way should be relied upon.

## Wayleaves, easements & Rights of Way

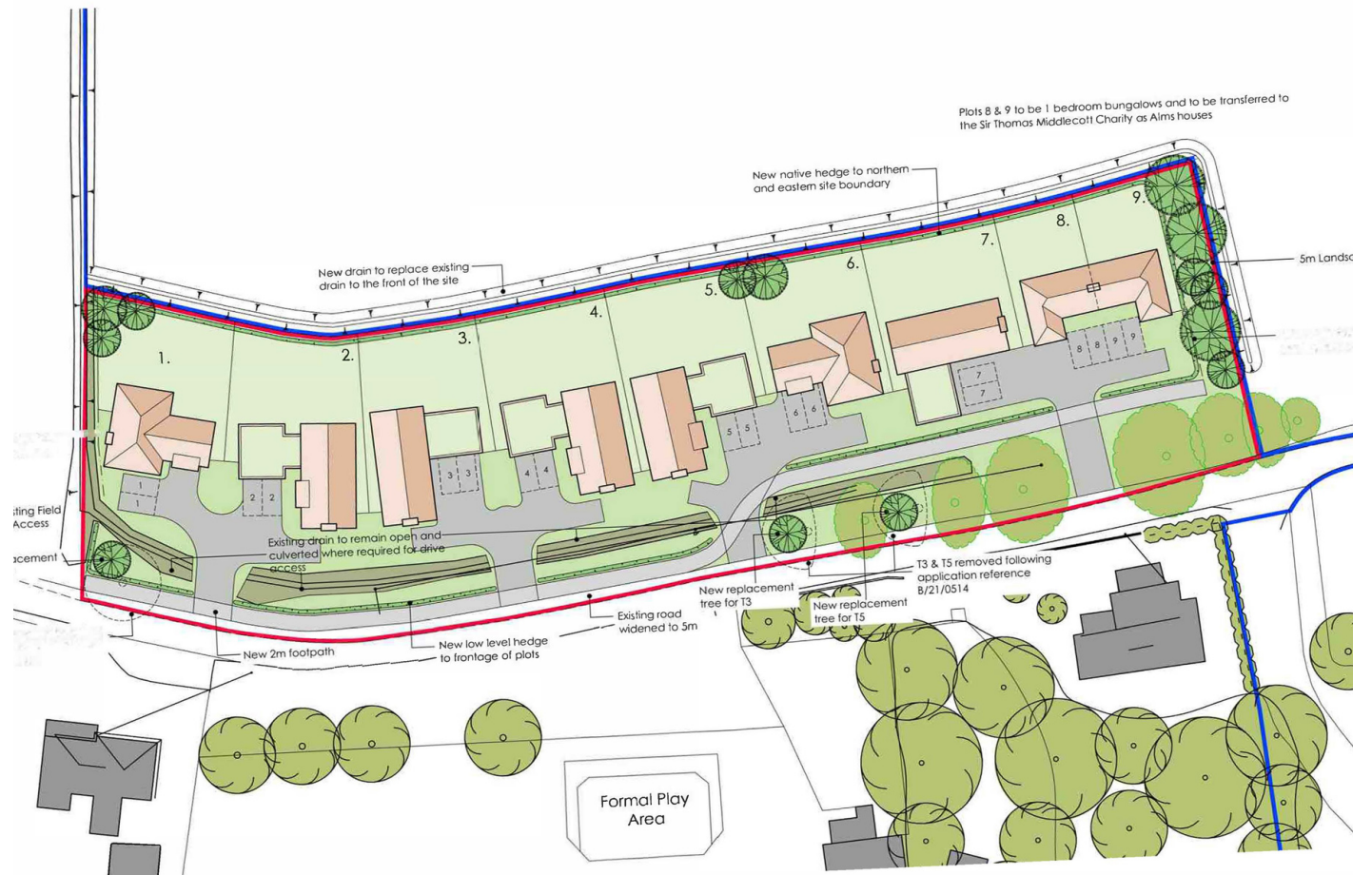
The site is sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

## Disputes

Should any dispute arise as to the boundaries or any point arising in these Particulars, schedule, plan or interpretation of any of them the question shall be referred to the arbitration of the Selling Agents, whose decision acting as expert shall be final. The Buyer shall be deemed to have full knowledge of all boundaries and neither the Seller nor the Selling Agents will be responsible for defining the boundaries or the ownership thereof.

## Anti-Money Laundering

In accordance with the most recent Anti-Money Laundering legislation, a Buyer will be required to provide proof of identity and address to the Sellers' Agents once an offer is submitted and prior to Solicitors being instructed.



## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

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