

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**71 High Street, Boston, PE21 8SX**  
**Price Guide £135,000**

FOR SALE

A well-positioned re-development site situated in High Street within walking distance to the Town Centre.

This brownfield land has a historically expired full planning permission for 3 new houses (Ref: B/04/0610), a dismissed application (B/07/0598), and is located within the Conservation Area. The land will require planning permission for development. Approx. 340 m2.



## LOCATION

This site is situated close to the southern section of High Street with easy access to John Adams Way dual carriageway and Boston Town Centre. High Street is a convenient location for both residential and commercial properties with a good selection of mixed-use properties nearby. High Street provides an attractive selection of Victorian, Edwardian, and Georgian Homes.

## DESCRIPTION

The site is approximately 306 square meters in area and lies approximately 400 meters away from The Stump and Town Centre Shopping Areas. The railway station is circa 800 meters walking distance away to the North West with the Bus Station approx. 400 meters North, North West.

The land is approximately 18 meters deep and 17 meters wide.

## TENURE

Freehold

## VIEWING

Please call the selling agent Bruce Mather Commercial on 01205 365032, Option 3 to arrange viewings.

## AGENT'S NOTES

All measurements are approximate. The plans shown on the brochure are not to scale and are for illustrative purposes. The services, fixtures and fittings have not been tested by the Agent.

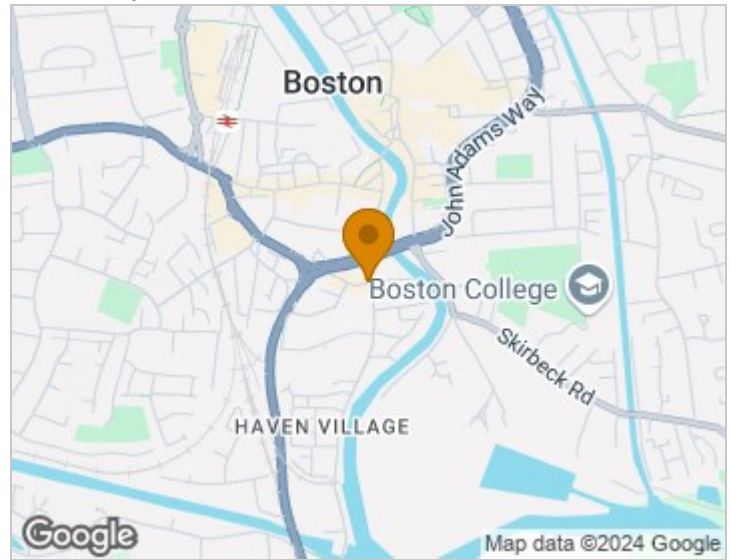
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## DIRECTIONS

From our offices, proceed to Main Ridge turning right onto Botolph Street. At the traffic lights proceed in the left hand lane on John Adams Way dual carriageway and after Haven Bridge turn left and the site is immediately on the right hand side.

## Area Map



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