

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Saundergate Lane East, Boston, PE21 7AT

Asking Price £135,000

A potential infill development site of around 1.3 acres (0.53 hectares) is available, subject to survey. The site is located in a semi-rural area, with residential properties on either side, and has excellent access to the A16, Wyberton Sports and Social Club, Wyberton Primary School, Saint Leodegar's Church, Boston United Football Club, and other amenities in the surrounding area. The site has the potential for road-facing plots, subject to necessary planning consents. It is approximately 2.5 miles from Boston Town Centre.

LOCATION

The site is located just off Causeway on the popular Saundergate Lane East, to the south of Boston Town Centre. Saundergate Lane East is also accessible from Wyberton Low Road and Streetway to the East.

DESCRIPTION

The subject site is approximately 1.3 acres, 0.53 hectares (subject to survey) of arable land. There are dwellings to the west and east (either side) of the land and a cottage to the south.

Beside the built-up areas, residents benefit from some aspects of open field views.

PLANNING

The site, presently agricultural land, does not have residential planning permission. It is being marketed on this basis. A developer may wish to explore the option of infill development for frontage-styled plots. The site is not zoned for development in the Local Plan. The landowner will consider conditional contracts subject to the specific terms.

TENURE

The site is offered for sale as a freehold site.

VAT

We understand that VAT will not be charged in addition to the purchase price at the prevailing rate.

AGENT'S NOTE

Note: The Asking Price reflects the cost considerations for relocating the overhead cables and easements to both sides of the land.

All measurements are approximate. All properties are offered subject to contract; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

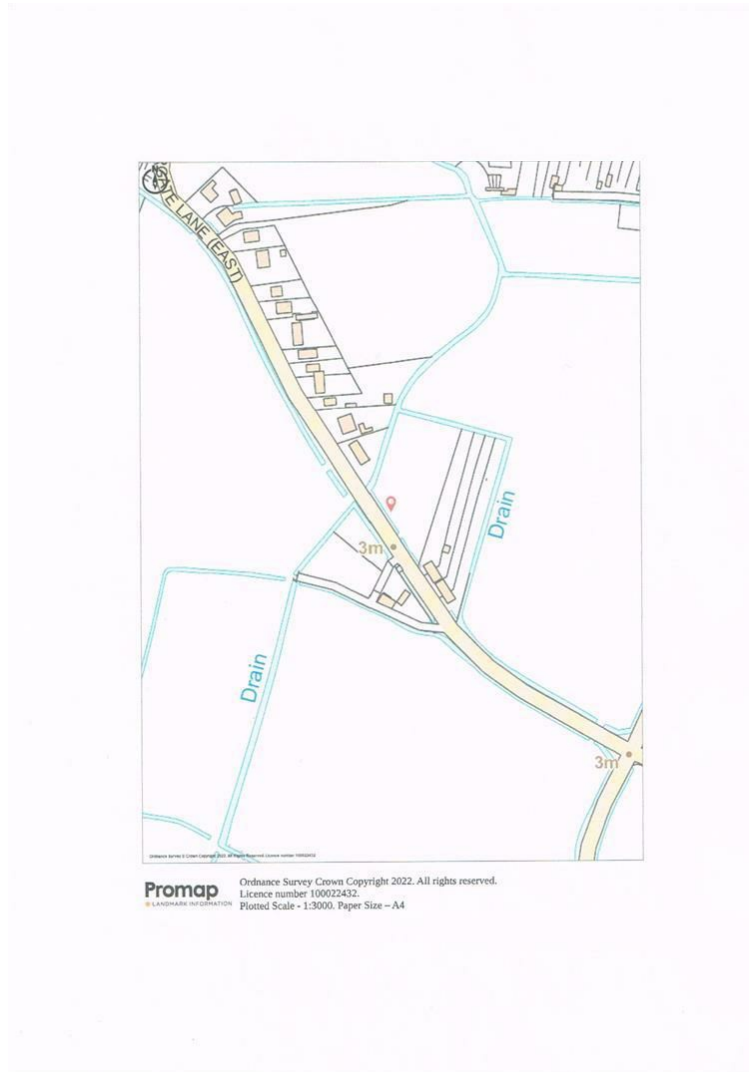
Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

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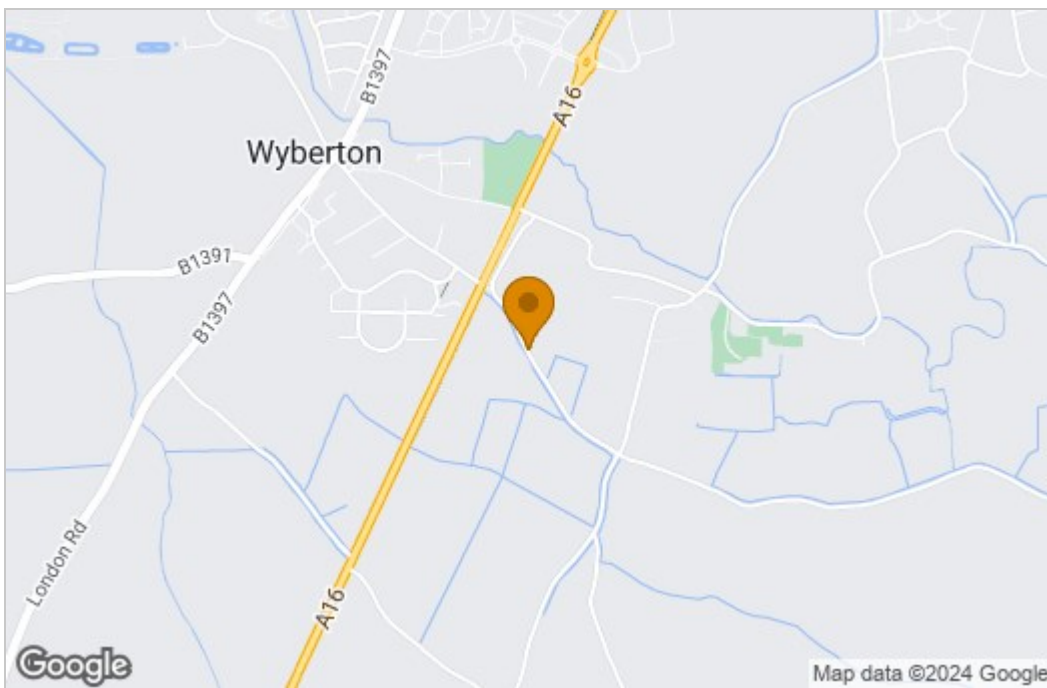
VIEWINGS

By arrangement with the selling agent Bruce Mather Ltd. Tel: 01205 365032.

Plan



Area Map



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