

EST 1770



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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



**Land Adjacent to Lyndholm, Station Road,
Old Leake Commonside, Boston, PE22 9QQ**

FOR SALE - Guide Price: £60,000 Plus VAT

- Residential Development Plot in Village Location
 - Outline Planning Consent Granted
- Proposed Detached 3-Bedroom Dormer Bungalow

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION

The Plot sits on the south side of Station Road in the village of Old Leake Commonside, located approximately 1.5 miles north west of the village of Old Leake and 8 miles north east of the port town of Boston.

Old Leake is a good-sized village with Church, a Water Tower of Swedish design erected in 1966, Doctors' Surgery, Primary School and the Giles Academy, a Secondary School with sixth form.

DESCRIPTION

The plot enjoys a frontage of about 10 metres to Station Road and a depth of about 24 metres.

Outline planning permission has been granted for the erection of a detached dormer bungalow with a driveway to the front and gardens to the rear.

The indicative plan shows a dormer bungalow offering accommodation of an Entrance Hall, Living/Dining Room, Kitchen, Utility Room, Bedroom/Study and Bathroom to the ground floor. The first floor offers a landing area, 2 further Bedrooms and another Bathroom. These indicative plans are subject to full permission being granted and subject to change and could be increased to a 4 Bedroom Property.

PLANNING PERMISSION

Planning permission has been granted by Boston Borough Council under reference no. B/21/0240 - this was granted on 15th July 2021 subject to conditions.

INFORMATION PACK

An information Pack is available upon request from the Agent's Office - Call: 01775 765536

The documents available are as follows:

- Outline Planning Permission
- Site Plan
- Location Plan
- Floor Plans
- Planning Statement

The above documents are also available online through Boston Borough Council's website: www.mybostonuk.com

SERVICES

All purchasers should make their own enquiries and investigations into the availability of services.

VAT

The property has been elected to VAT and as such VAT is applicable in addition to the purchase price at the current prevailing rate at the time of the sale. However, you will have to make your own enquiries as to whether you are eligible for any discounts or refunds.

GENERAL INFORMATION

TENURE	The tenure of the plot is freehold.
POSSESSION	Vacant possession will be available upon completion.
VIEWING	At any reasonable time with a copy of these Particulars to hand.

LOCAL AUTHORITIES

District & Planning:

Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire, PE21 8QR
CALL: 01205 314200

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team
Tollend Road, Tipton, DY4 0HH - Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

Gas:

Cadent Gas
Email: wecare@cadentgas.com
www.cadentgas.com
CALL: 0345 835 1111

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

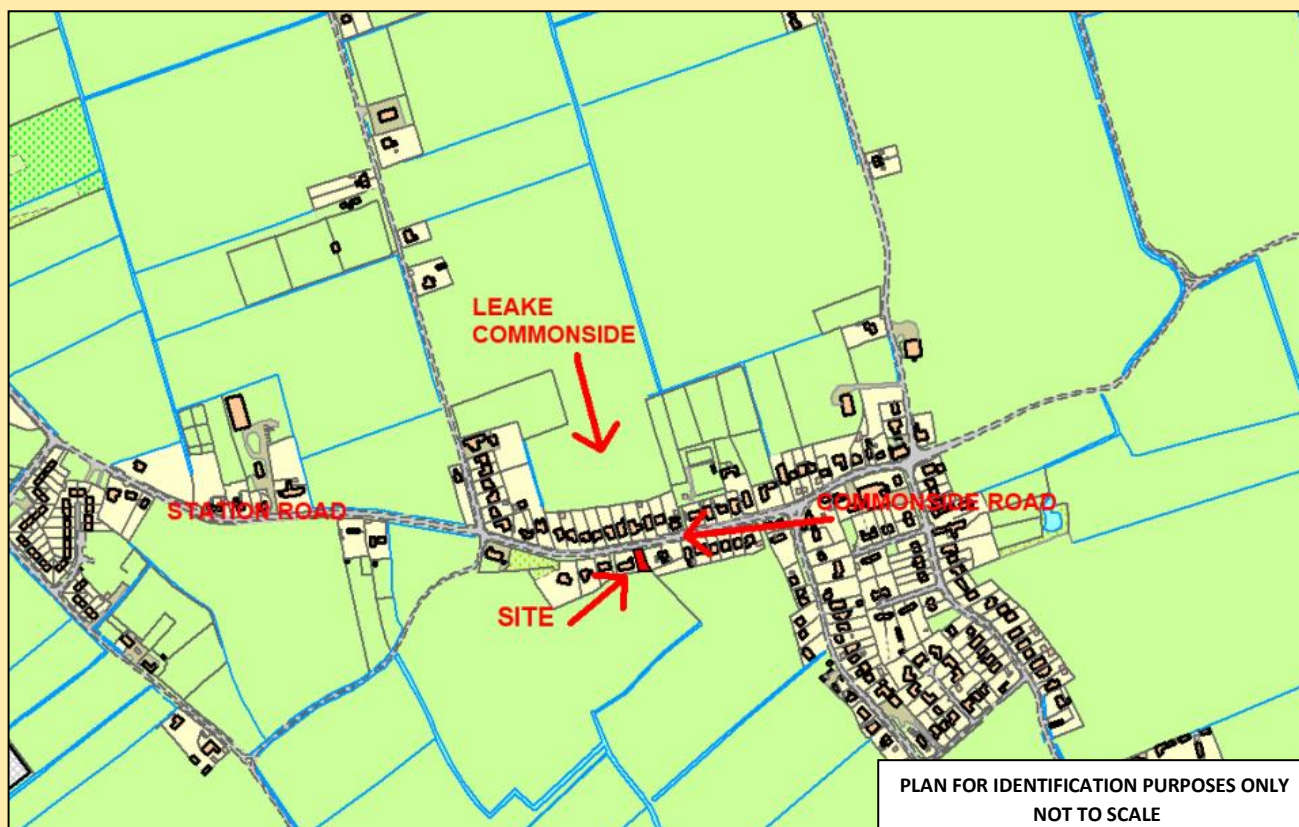
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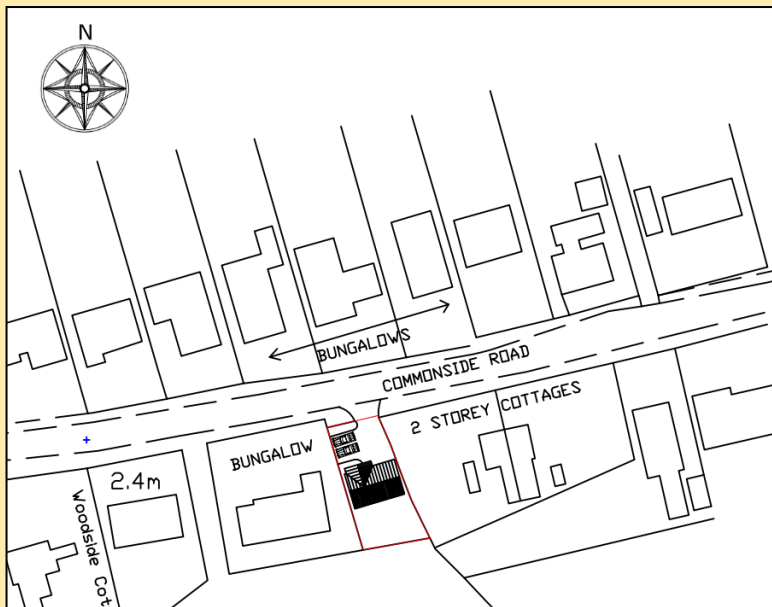
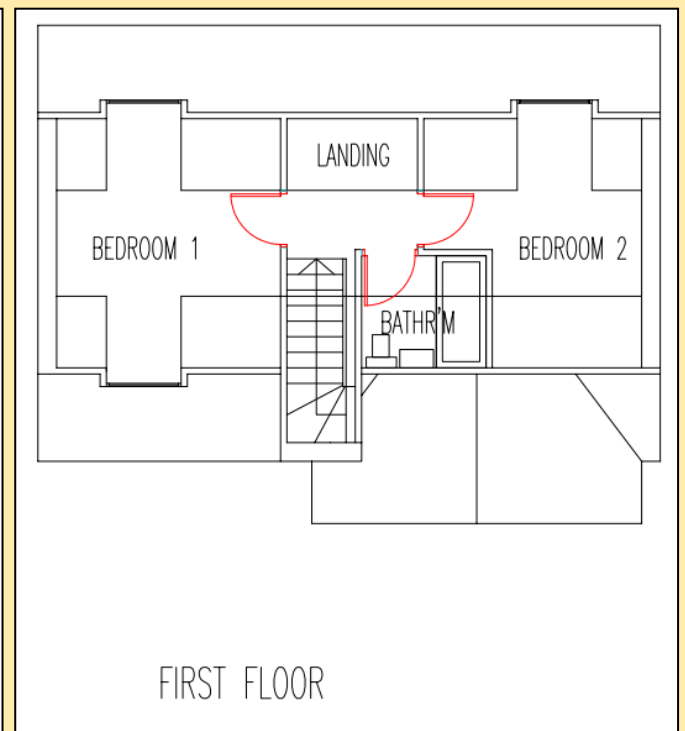
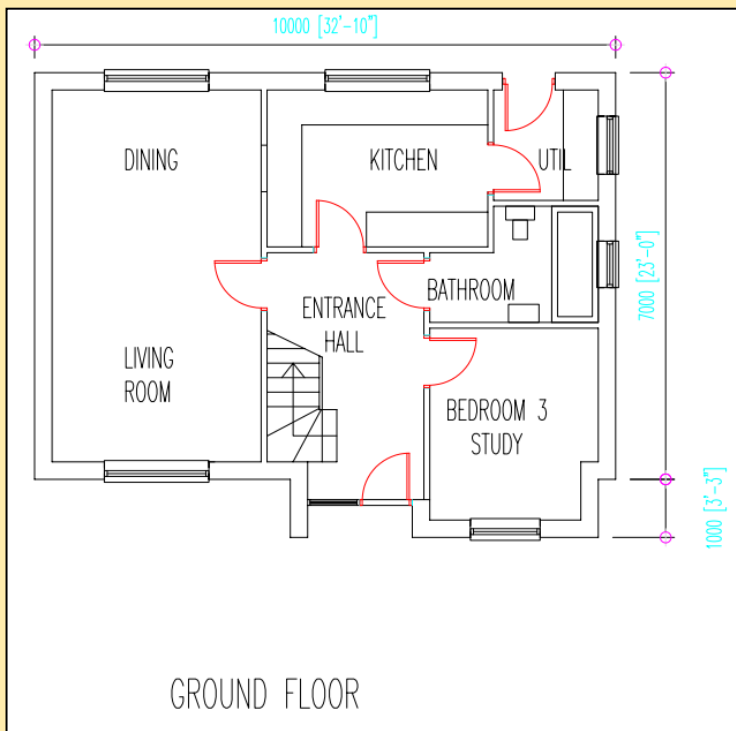
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT

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PLANS FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE