BRUCE MATHER

INDEPENDENT ESTATE AGENT

Development Opportunity Chain Bridge Road, Boston, PE21 7LE

Guide Price £4,250,000

A large allocated DEVELOPMENT site of approximately 32 acres being part of the SOU006 allocation, scheduled for both residential and commercial development in the South East Lincolnshire Local Plan. This well positioned, attractive site is presently used as grazing land and is located directly south of Boston Town Centre, close to the excellent road networks comprising A16 (Peterborough), A52 (Grantham) and A1121 (Sleaford and Lincoln).

The location benefits from the amenities of both Boston and Wyberton and is a short drive away from the Retail Parks providing Tesco, Lidl, B&Q, B&M, Pure Gym, Dunelm, Oldrids Downtown and McDonalds. M&S Foodhall, Aldi and Costa are also currently applying for planning permission to join the Retail Parks.

Recreationally, the site location is on the verge of the countryside with Westgate Jenny's Woods and Sir Joseph Banks Country Park Walk providing nearly 80 acres of woodland, meadow and open green space nearby. Additionally Boston Tennis Club, Cricket Club and the Princess Royal Sports Arena are also nearby leisure facilities.

Directly to the east of the site, next door, a local Developer has recently obtained planning permission to build out two selective Executive Homes sites with under 10 properties per scheme.

LOCATION

This popular location is situated approximately 2.8 miles south west of Boston town centre, conveniently located for the road networks south (A16) and westbound (A52 Grantham, A1121/A17 Sleaford). The development site is just under a mile away from a major retail park comprising Tesco (inc petrol station) B&Q, Lidl, Starbucks, Downtown superstore, Pure Gym, Dunelm and B&M store. Aldi and Marks & Spencer are also looking to build stores in the convenient Retail Park opposite Tesco. The site is also within close driving distance to the beautiful Westgate and Jenny's Wood and Sir Joseph Banks Country Park. The location provides easy access to the St.Thomas's, Boston West and Wyberton primary schools.

DESCRIPTION

The Land is part of a former farm and is presently used for grazing. It is on the edge of the Boston settlement boundary, considered to be within a sustainable location. The land has Chain Bridge Road running by the full entirety of the northern boundary. Directly to the west, the site has open countryside.

PLANNING

The Land is part of a much larger housing and employment allocation SOU006, from the local plan, the south west quadrant sustainable urban extension.

Land to the south west of the existing urban area of Boston is allocated as a mixed use development and will be developed in accordance with a Masterplan for the area, to be agreed with Boston Borough Council, so as to deliver the following:-

1. Approximately 1515 new homes (of which about 1276 will be built in the plan period)

2. Approximately 2.5 ha of employment comprising of B1, A2, A3 and A4 uses.

3. Open space comprising equipped play space, informal play space and space of ecological value combined with Sustainable Urban Drainage systems and linked with integrated footpaths and, where possible, providing wider access to the existing permissive footpath/cycleway network.

4. A marina hub linked to the south Forty Foot Drainage channel and inland waterways incorporating moorings and associated marina facilities together with residential, commercial and leisure/tourist uses.

Further information is available from the South East Lincolnshire Local Plan and Boston Borough Council Planning Department (01205 314319)

A small section of the land has the Frampton to Boston gas main pipe. The details for this are shown on page 3.

TENURE

The site is offered for sale as a Freehold site.

With the site being allocated in the Local Plan, the Landowners are looking for an unconditional sale.

VAT

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

AGENTS NOTE

Note: 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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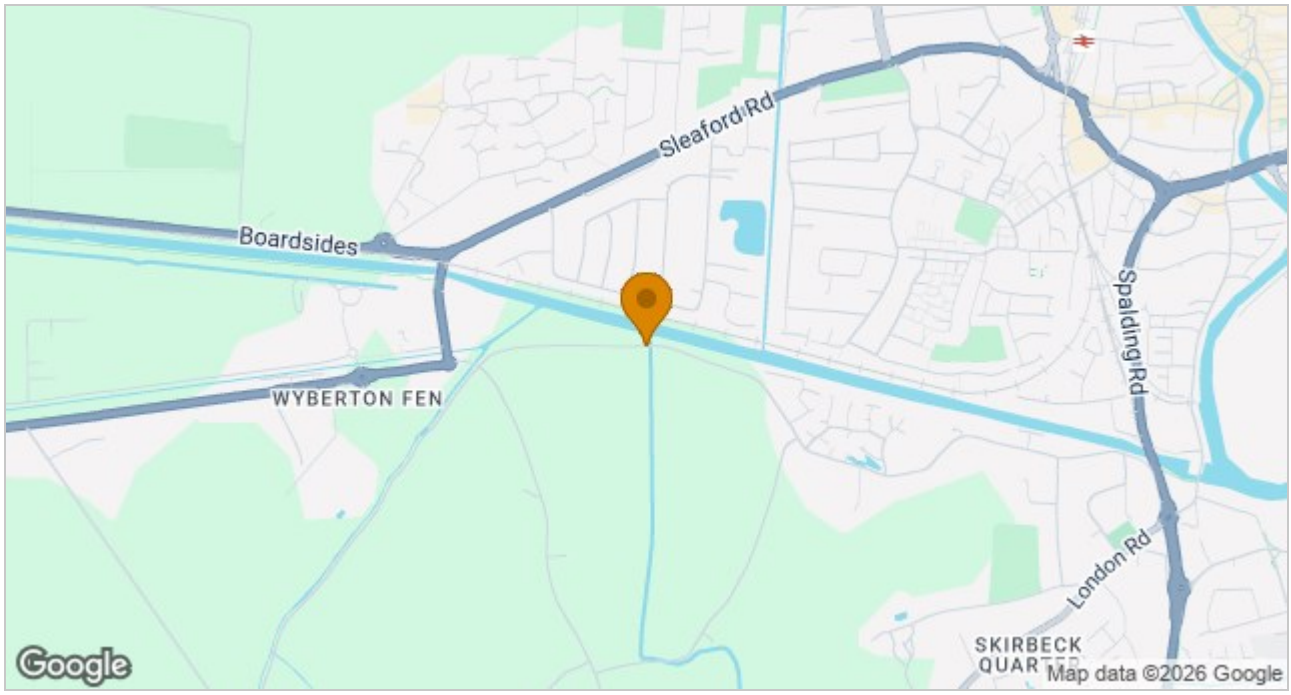
VIEWINGS

By appointment with the sole selling agents, Bruce Mather Ltd. Tel: 01205 365032.

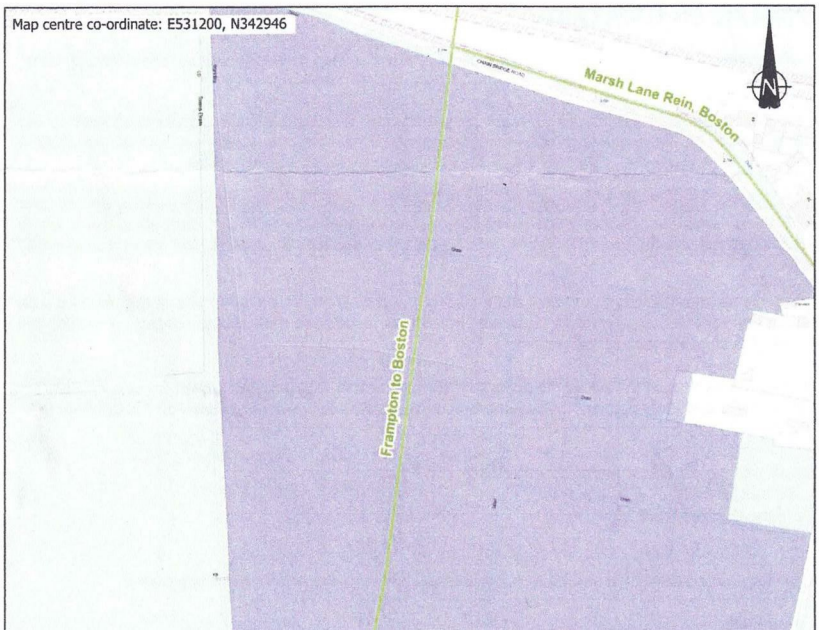
Area Map



Your Gas Network

This plan shows those pipes owned by Cadent Gas plc which have been scheduled for the over line survey. Other gas pipes may be present in this area. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, siphon, stub connections, etc. are not shown. No liability of any kind whatsoever is accepted by Cadent Gas plc or their agents, servants or contactors for any error or omission.

Land Parcel Reference: 5016500_1



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