



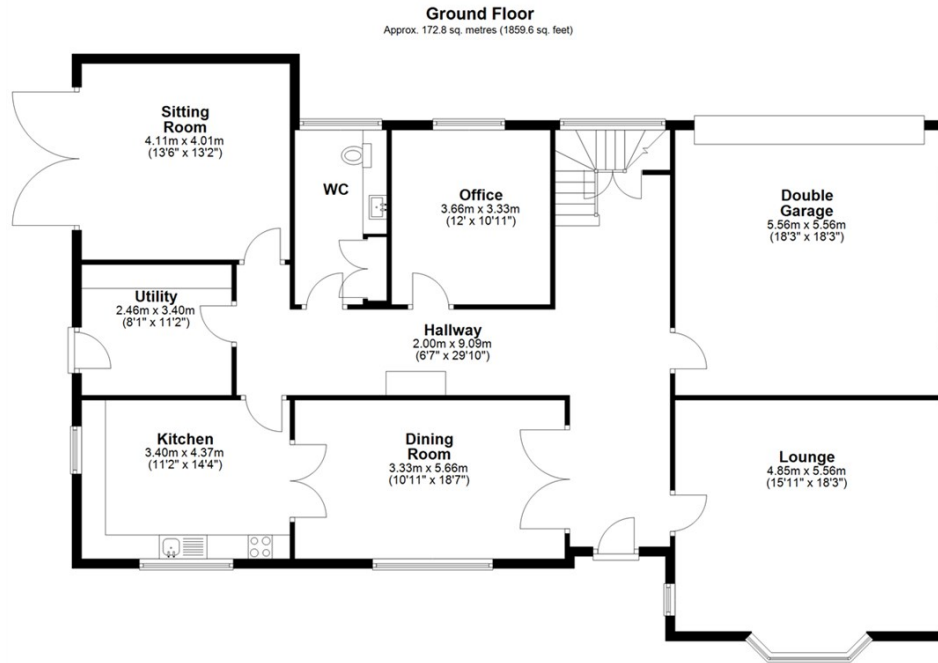
BARN CONVERSION MIDVILLE LANE BOSTON, PE22 8DW

£775,000
FREEHOLD

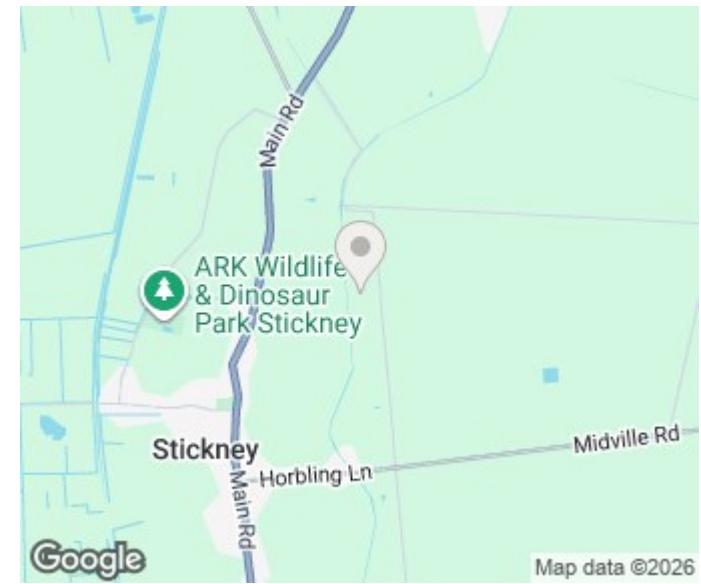
A rare and highly attractive opportunity to acquire a fully consented barn conversion scheme with an existing residential dwelling, set within approximately 3.107 acres (sts) in a peaceful rural position near Stickney.

The principal appeal of the property lies in the Class Q planning permission granted for the conversion of three agricultural buildings into seven residential dwellings, extending to a total of 776.9 sq m (8,363 sq ft), with one barn approved for demolition. The scheme offers excellent scope to create a thoughtfully designed collection of countryside homes, ideal for developers, investors, or those seeking a multi-unit project in an appealing Lincolnshire setting. With established access, a completed Flood Risk Assessment, and the majority of the site falling within Flood Zone 1, the development is well-positioned for progression.





Total area: approx. 307.0 sq. metres (3304.1 sq. feet)
Hydra



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			66
(39-54) E			
(21-38) F			
(1-20) G		19	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Spalding Office Sales
11 The Crescent
Spalding
Lincolnshire
PE11 1AE

01775 713 888
enquiries@sedge-homes.com
www.sedge-homes.com

