BUILDING PLOT AT KELVYN Wash Road, Kirton, Boston, Lincolnshire PE20 1QG Price Guide £250,000









- Approx. 2 Acre Equestrian Building Plot
- Full Planning Permission for Modern Three Bedroom Single Storey Dwelling
- Ideal for Equestrian Enthusiast having Stable Yard, Paddock Grazing and Manège
- No Onward Chain
- A Perfect Opportunity for Equestrian Enthusiasts

REF: AR8896

RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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GENERAL AND SITUATION

Approximate Distances:
Boston 5 miles ● Spalding 11.5 miles

An exceptional building plot of approx. two acres offering a rare opportunity to build a bespoke, three bedroomed detached bungalow.

Kirton is an increasingly popular village located south of Boston and has primary and secondary schooling, shops, pubs and day-to-day services and continues to benefit from significant financial investment. Boston provides a wider range of retail, leisure and transport facilities, and the nearby RSPB Frampton Marsh Nature Reserve provides an exceptional natural setting for walking, bird watching and enjoying the surrounding wildlife. The property offers excellent outriding for equestrian enthusiasts on quiet country roads/tracks.

Kirton is well connected by road, within easy access to the A16 and A17 allowing easy access for commuters.

Approved scheme for a contemporary three-bedroom, single-storey home, with an existing stable yard, paddock and manège.

Full Planning Permission has been granted by Boston Borough Council ref B/22/0527.

The new proposed dwelling will benefit from it's own private driveway access directly from Wash Road.

OUTSIDE, OUTBUILDINGS & LAND

The plot already offers grazing paddock land and enclosed, concreted stable yard with timber stable block, with four stables, tack room, foaling box (currently split into two and utilised as a rug and feed room), further hay store and manège c.40m x 20m with rubber surface and post and rail surround.

Stable One c. 11'3 x 11'3 (about 3.45m x 3.40m)
Stable Two c. 11'6 x 11'6 (about 3.5 x 3.5m)
Stable Three c. 17'9 x 11'3 (about 5.4m x 3.4m)
Tack Room c. 11'6 x 6'3 (about 3.54m x 1.9m)
Foaling Box c. 15'9 x 11'6 (about 4.8m x 3.5m)
Hay Store c. 17'7 x 11'6 (about 5.3m x 3.5m) with double doors to front
Stable Four c. 11'6 x 11'3 (about 3.5m x 3.4m)

Further Timber Store c.7'9 x 14'9 (about 2.4m x 4.5m)

The Land is predominantly level, grazing paddock land.

IN ALL APPROX. 2 ACRES (About 0.8 Hectares)



VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

BOSTON BOROUGH COUNCIL

SERVICES

No Services Currently Connected

TENURE Freehold

DIRECTIONS

From The Pinchbeck Roundabout, take the 1st exit onto A16. At the next roundabout, take the 3rd exit and stay on the A16. After approx. 2.5 miles turn right onto Wash Road just after the Land Rover Dealership. The property is located on the left hand side just after approx. 1.5 miles, identified by it's own signage.

what3words ///sprains.whizzed.fussy

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes. Rural Scene have visited The Land at Kelvyn but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.

The Property Ombudsman

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CH : V:1



address
LAND AT KELVYN, WASH ROAD, KIRTON, BOSTON, PE20 1QG

drawing title
PROPOSED BLOCK PLAN

date
AUG 2022

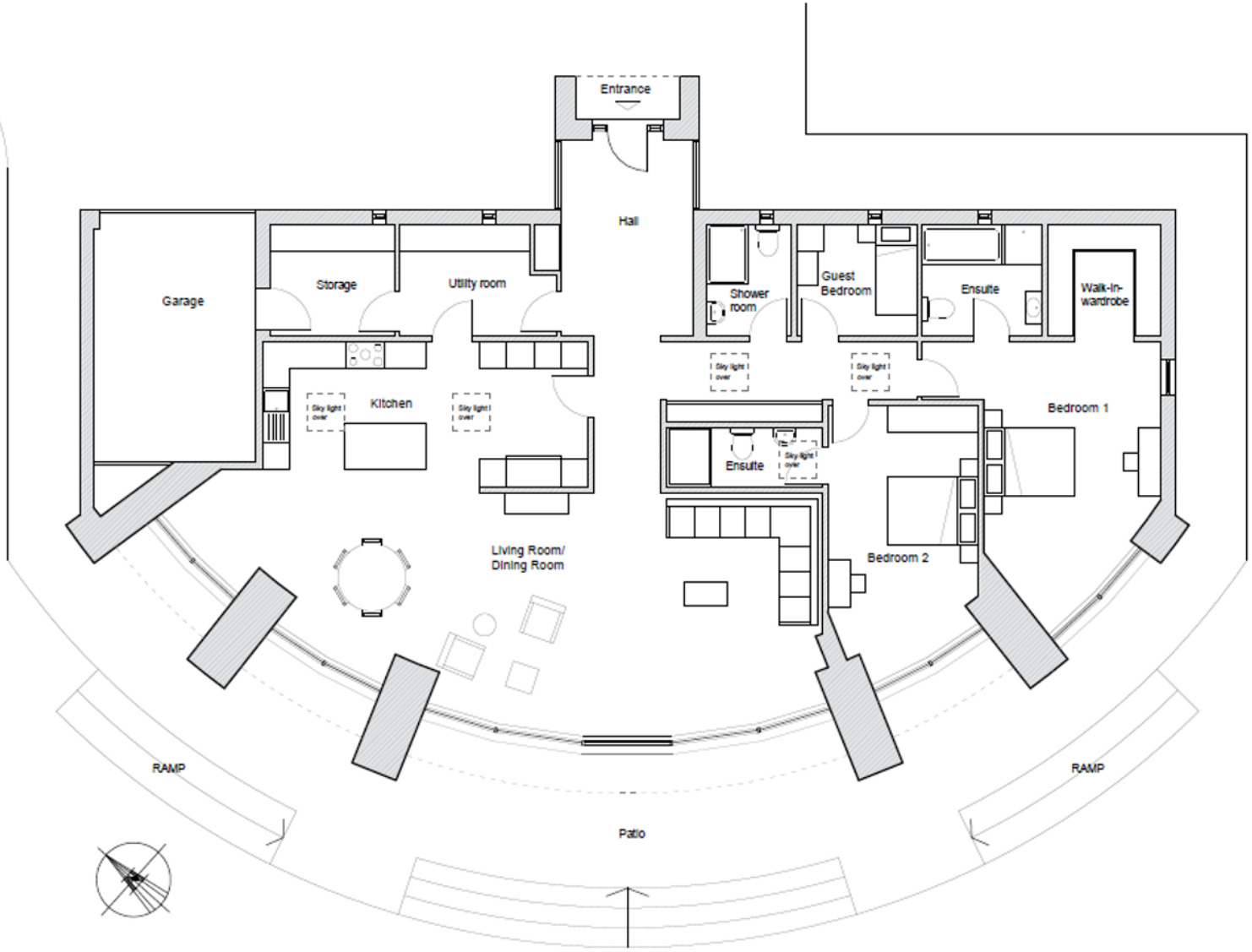
scale 1:500 (at A3)

drg.no 362-02

REVISION A - APRIL 2023

BLUELINE

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PROPOSED GROUND FLOOR PLAN

REV	DESCRIPTION	DATE	BY

SCALE 0 1 2 3 4 5 6 7 8 9 10 metres

address
LAND AT KELVYN, WASH ROAD, KIRTON, BOSTON, PE20 1QG

project description
ERECTION OF A SINGLE STOREY DWELLING

drawing title
PROPOSED GROUND FLOOR PLAN

date
APRIL 2022

scale
1:100 (at A3)

dwn by
A.G/FM

drg.no REV.
362-03

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