

# BRUCE MATHER

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## INDEPENDENT ESTATE AGENT



### **Development Opportunity Chain Bridge Road, Boston, PE21 7LE**

### **Guide Price £5,000,000**

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.

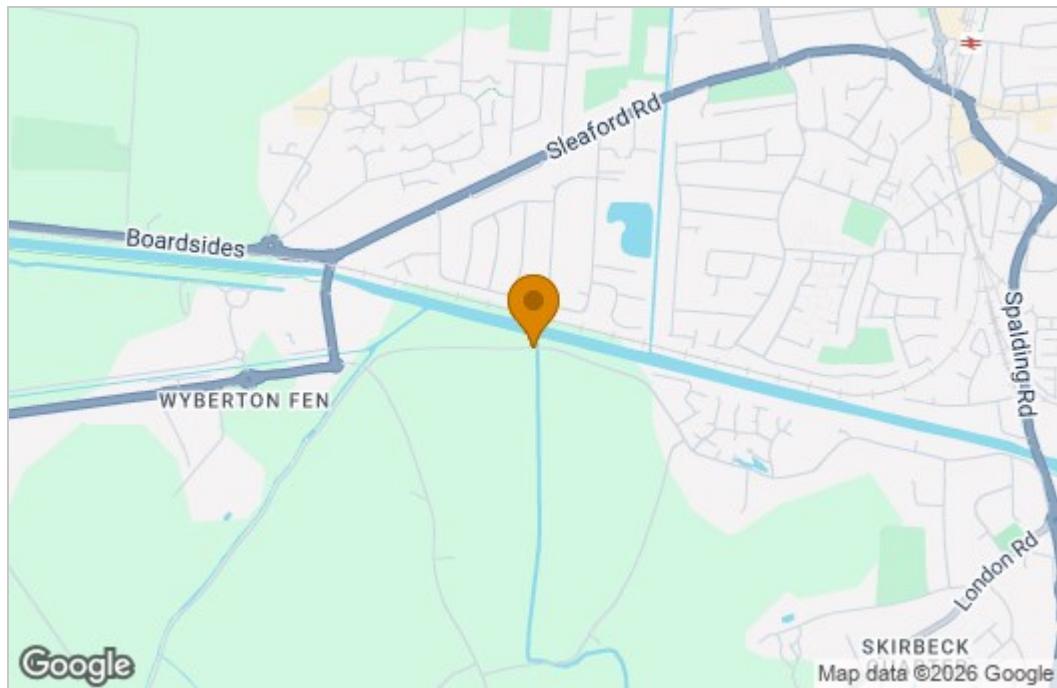
Recreationally, the site location is on the verge of the countryside with Westgate Jenny's Woods and Sir Joseph Banks Country Park Walk providing nearly 80 acres of woodland, meadow and open green space nearby. Additionally Boston Tennis Club, Cricket Club and the Princess Royal Sports Arena are also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

## Floor Plan



## Area Map



## Energy Efficiency Graph



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