



Village Hall

Dauids Lane, Boston

A unique opportunity to acquire a prime piece of residential development land with a former Village Hall. The plot is located close to the centre of the village of Benington and sits along Davids Lane, an area which is much sought after. The plot is approximately 0.3 acre, subject to survey and has an approximate frontage of 30 meters with a depth of 75 metres. The plot backs on to an open field and has previously had planning permission granted for the demolition of the hall and the construction of one dwelling but this planning permission has now lapsed.

Council Tax band: TBD

Tenure: Freehold





THE PLOT

There was planning permission granted in 2022 for proposed change of use from a village hall to a residential dwelling. There was also planning permission granted in 2023 for the demolition of the former village hall and the construction on one dwelling. The planning permission has since lapsed. The plot is approximately 0.3 acre, subject to survey. Whilst we believe the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particularly important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.

SERVICES

The plot has mains electricity, water and drainage connected.



LIFETIME LEGAL

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £72 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

AGENT'S NOTES

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

MATERIAL INFORMATION

We have been advised that the property is on a possessory title which will expire in 2027.





Newton Fallowell Estate Agents

Newton Fallowell Ltd, 26 Wide Bargate - PE21 6RX

01205353100 • boston@newtonfallowell.co.uk • www.newtonfallowell.co.uk/boston