



Development Site  
Stickford, Boston

**BROWN & CO** JH Walter







## Development Site, Fen Road, Stickford, Boston

A rare opportunity to purchase a development site with outline planning consent for two substantial detached dwellings with garages. The whole site extends to 1.59 acres which is made up of a 0.70 of an acre site with planning and a 0.89 acre paddock to the rear which can be split between the two dwellings.

The CGI images show an indication of the potential design which are done in a Lincolnshire Brick with sash windows, pantile/slate roofs and stone sills. However the buyer will be able to discuss the precise materials and final design as part of the full application.

The vendor will also sell as individual plots with an asking price £100,000 each



### Location

Stickford village which has a public house, church and a regular bus service. From Stickford, a school bus runs to both the primary and secondary schools in the neighbouring village of Stickney, which has a shop with post office and it is just a short 5.4 miles from the bustling well serviced vibrant historic market town of Spilsby which has a Sainsburys supermarket, tearooms, restaurants, open air market, doctors and dentist.

### Town & Country Planning

The site was granted outline planning consent on the 21st November 2024 by East Lindsey District Council under application number S/168/00520/24 for the erection of 2no. Dwellings.

### Plans

A copy of the planning permission and outline drawings are available from the selling agent.

### Tenure & Possession

Freehold and for sale by private treaty.

### Viewing

The land may be viewed unaccompanied during daylight hours.

### Broadband & Mobile

We understand from the Ofcom website that standard and superfast broadband are available in the area with a max download speed of 80mbps and max upload speed of 20 mbps. Mobile coverage varies from each provider so interested parties are advised to make their own enquiries via their providers website.

### Services

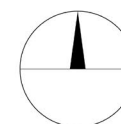
Interested parties are advised to make their own enquires into the cost and availability of services.


### Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&CoJHWalter are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

### Agent

James Mulhall 01522 504304  
lincolncitycentre@brown-co.com

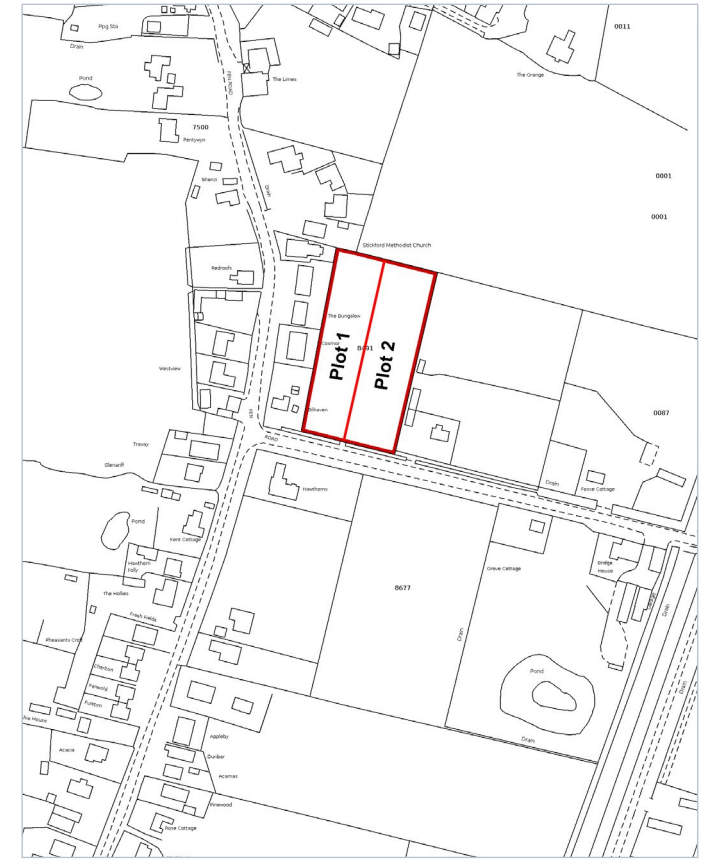


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	All dimensions to be verified on site prior to commencement of works. Any measurements are to remain valid otherwise stated.									
	All materials specified on this drawing are to be used in strict accordance with the manufacturers written instructions and current codes of practice.									
Rev	Rev A - boundary and drainage notes - April 2024									
<table><tr><td>Project:</td><td>Boundary Note</td></tr><tr><td>Proposed Development at Stockford</td><td>Proposal Drawing</td></tr><tr><td>Date: 1:500, 1:5000</td><td>Drawing No:</td></tr><tr><td>Issue: Feb 2024</td><td><b>F3160 - A1 - 01A</b></td></tr></table>			Project:	Boundary Note	Proposed Development at Stockford	Proposal Drawing	Date: 1:500, 1:5000	Drawing No:	Issue: Feb 2024	<b>F3160 - A1 - 01A</b>
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		<b>Flare Visual Ltd</b> The Terraces Gratham Hill Lincoln LN21 8B								
07789485555   mail@flarevisual.co.uk   www.flarevisual.co.uk										









#### Directions - PE22 8EX

From the A16 turn onto Fen Road towards Stickney. Continue on this road and round the site can be found just after the first left hand bend.

<https://what3words.com/hedgehog.grove.mouths>

#### IMPORTANT NOTICES

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