

POTENTIAL RESIDENTIAL DEVELOPMENT SITE

FOR SALE



Former Little Peacock Inn & Adjoining Land, 53 Wormgate, Boston  
PE21 6NS

#1227575/2025F

Eddisons

# FORMER PEACOCK INN & ADJOINING LAND

53 WORMGATE, BOSTON, PE21 6NS



Agreement

For Sale



Detail

Potential Residential  
Development Site - Subject to  
Planning



Price

OIRO £675,000



Size

0.19 hectares (0.48 acres)



Location

Boston, PE21 6NS



Property ID

#1227575/2025F

For Viewing & All Other Enquiries Please Contact:



**JAMES BUTCHER**  
BSc (Hons) MRICS  
Director

[james.butcher@eddisons.com](mailto:james.butcher@eddisons.com)  
07808 284578  
01522 544515

Property

The site comprises a range of buildings located within Boston Town Centre, a short walk from the Market Place.

The buildings include the former Little Peacock Inn fronting Wormgate, the house immediately to the south of the pub, number 51 Wormgate and a dwelling number 2 Chapel Street, with vehicular access under this into a former garage site, comprising 20 garages. We understand that 2 Chapel Street was the former Blue Coat School and was constructed in circa 1800.

The existing residential dwellings on Chapel Street and Wormgate could be refurbished, with the remaining buildings on site demolished to allow for the development of a number of 9 new build units (14 in total if you assume the retained building will accommodate 4 units), subject to the receipt of satisfactory Planning Permission. A plan showing this option (Illustrative Plan 1) is set out later in these particulars

Alternatively, the existing buildings could be demolished and a 100% new build scheme developed. An indicative site layout plan showing a 15 unit scheme (Illustrative Plan 2) based on this option, can also be found later on in these particulars. This comprises 3 units created from the site of existing pub and 53 Wormgate and 12 new units on the balance of the site, with vehicular access taken from both Wormgate via the existing access into the pub car park and from Chapel Street, from the existing access into the garages site.

The existing buildings on site are predominantly constructed in solid or cavity brickwork, under pitched tiled roofs and are in varying states of repair albeit all are in need of refurbishment/renovation if they were to be retained.

Site Area

The site area extends to circa 0.19 hectares (0.48 acres).

Energy Performance Certificate

Not applicable as the site is a redevelopment opportunity.

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Services

We assume for the purposes of our marketing that all mains services, including gas, water, electricity and drainage supplies are available in the vicinity of the site having regard to the high density residential character of the surrounding area. However, no guarantee can be given as to the location or capacity of these services and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

As referred to above, the site is located a short walk from the Market Place which forms the heart of the town shopping area, but the immediate surrounding area to the site, is predominantly high density residential in character.

Therefore, in our opinion, the site would be ideal for some form of high density residential development (subject to the receipt of the necessary Planning Permissions) and as referred to above, indicative site layout plans can be found later on in these particulars, showing 2 different potential schemes for the site of scheme for 15 units.

Some informal discussions have been held with the Local Planning Authority, who have confirmed that, in principal, a scheme along the lines shown on the indicative plan would in planning terms, be acceptable.

The site is located within a Conservation Area, although none of the buildings on site are Listed. Interested parties are advised to make their own investigations with the Local Planning Authority.

Business Rates/Council Tax

The former public house has a rateable value of £5,400.

The existing residential dwellings on Wormgate and Chapel Street have Council Tax Bandings as follows:

2 Chapel Street, Boston	Band A
51 Wormgate, Boston	Band A

Method of Disposal

The site is being offered for sale by way of private treaty, with offers invited on either an unconditional or conditional Subject to Planning basis. Whilst unconditional offers would be preferred, conditional offers subject to the receipt of Planning Permission will be considered and interested parties are therefore asked to confirm in detail the specific conditions attached to any offer which they make for the site.

Price

**Offers are invited in the region of £675,000 for the site.**

Viewings strictly by appointment only through the joint agents.

Tenure

Freehold with vacant possession will be provided on completion.

VAT

VAT may be charged in addition to the purchase price at the prevailing rate. This will be confirmed in due course.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.

In the case of a conditional sale, the Purchaser will be required to lodge a £10,000 non-refundable deposit, which will be retained by the Vendor in the event of the Purchaser withdrawing from the sale.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

The site enjoys a prominent location within Boston Town Centre, close to the Market Place and historic Market Place church, known as the Boston Stump, which lies about 250 metres to the south. The immediate surrounding area is high density residential in character, with a 'sprinkling' of retail users.

Boston is a large market town located in South Lincolnshire, with a population of circa 60,000 and serves a substantial rural catchment area. It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the country.

The town has recently been awarded a significant amount of Towns Fund money, which is to be spent by the Local Authority on a variety of regeneration schemes within the Town Centre close to the subject site.

The town lies around 35 miles south east of Lincoln, 25 miles north east of Peterborough and offers good road links to the rest of the country via the A16 and A17, which either run through the town centre or are accessible close by.





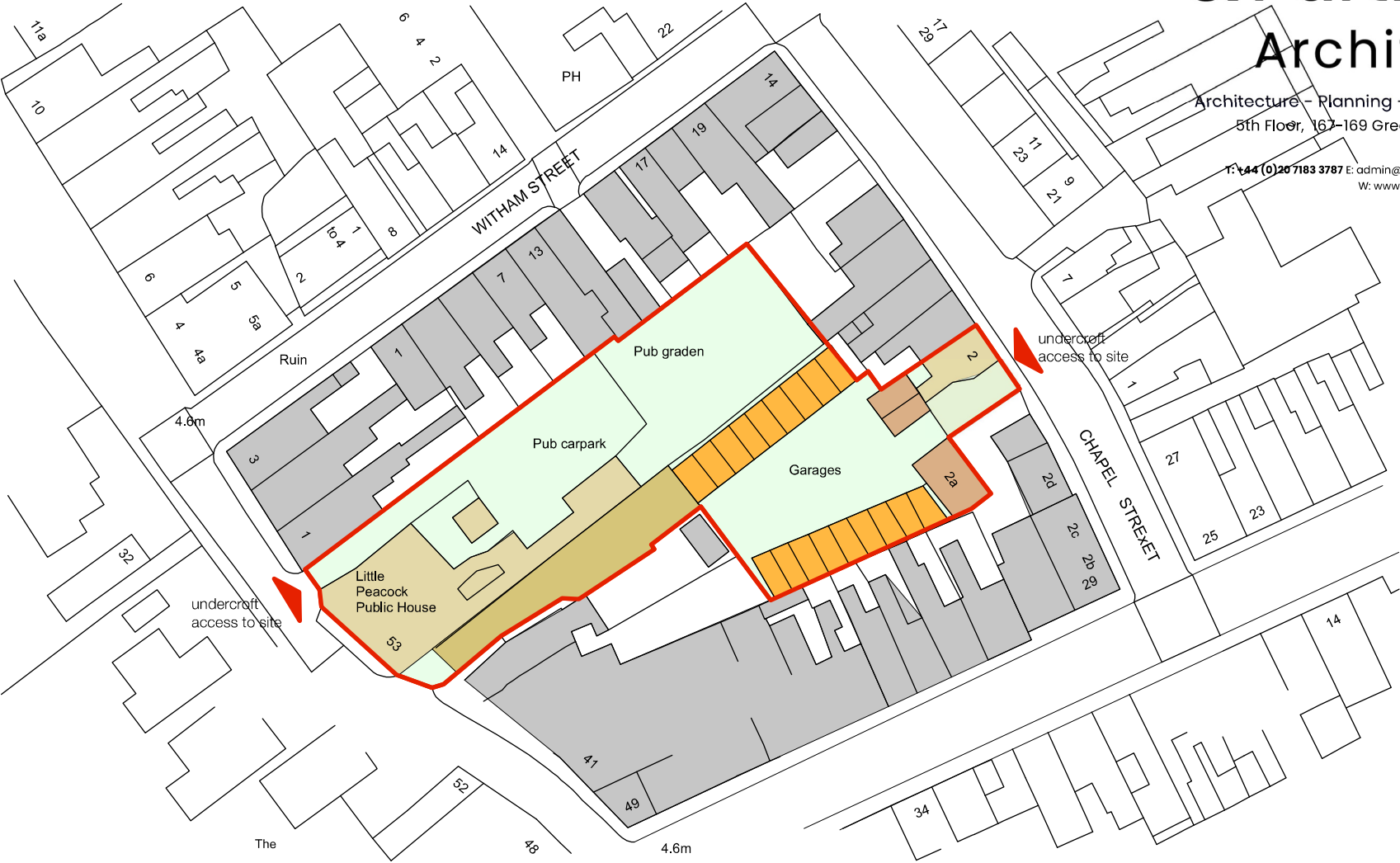
**SITE HERE**



Site Plan

Husband & Partners Architects

Architecture - Planning - Interior Design  
5th Floor, 167-169 Great Portland Street,  
London, W1W 5PF  
T: +44 (0)20 7183 3787 E: admin@husbandarchitects.co.uk  
W: www.husbandarchitects.co.uk



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# Hybrid option

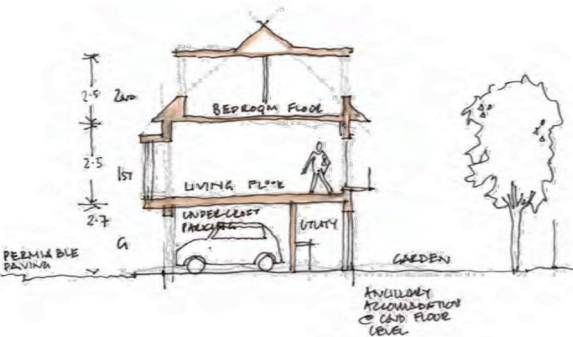
Retaining existing buildings fronting the street and redevelopment of the internal areas

# Husband & Partners Architects

Architecture - Planning - Interior Design  
5th Floor, 167-169 Great Portland Street,  
London, W1W 5PF  
T: +44 (0)20 7183 3787 E: admin@husbandarchitects.co.uk  
W: www.husbandarchitects.co.uk

Existing buildings on  
Chapel street to be  
retained as residential  
use

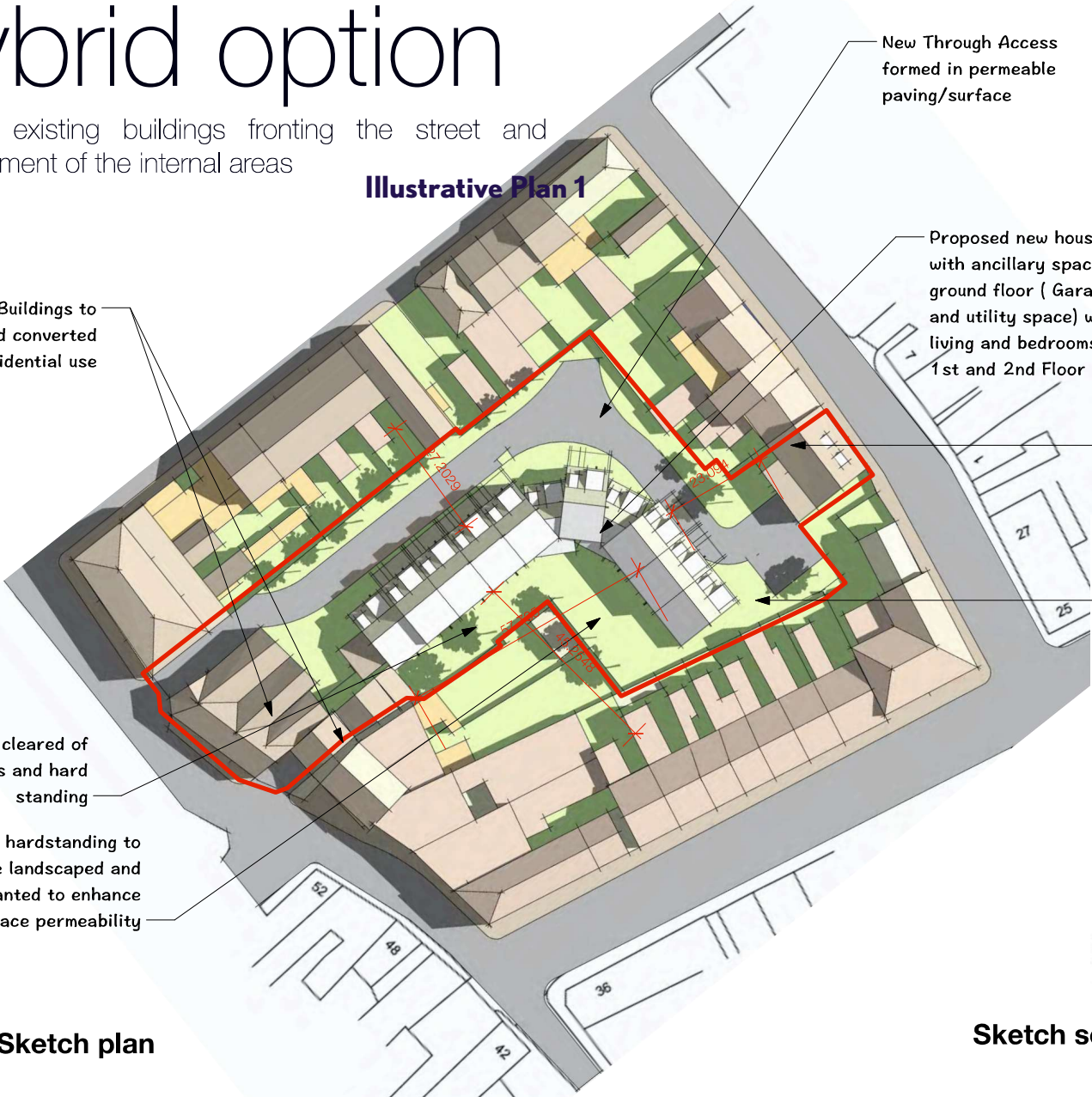
Extent of permeable area  
increased by +/-50%  
over existing concrete  
and tarmac hardstanding



Sketch section through dwelling

Illustrative Plan 1

Illustrative Plan 1



Existing Pub Buildings to  
be retained and converted  
to residential use

New Through Access  
formed in permeable  
paving/surface

Proposed new housing  
with ancillary space at  
ground floor ( Garaging  
and utility space) with  
living and bedrooms at  
1st and 2nd Floor levels

Central area cleared of  
existing garages and hard  
standing

Existing hardstanding to  
be landscaped and  
planted to enhance  
surface permeability

Sketch plan

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Project Name

client:  
Client Name

Revision notes:				
drawing title: Plans, Sections and Elevations as Existing				
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option a

Illustrative Plan 2

Husband & Partners Architects

Architecture – Planning – Interior Design  
5th Floor, 167-169 Great Portland Street,  
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T: +44 (0)20 7183 3787 E: admin@husbandarchitects.co.uk  
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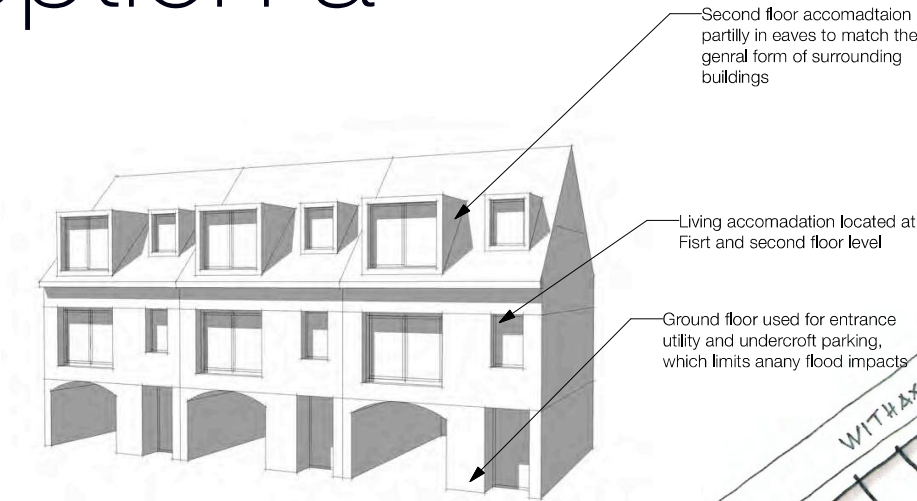


Illustration of the possible form of terraced unit



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