

Potential Development Land Extending to 1.3 Acres For Sale Freehold With Vacant Possession

Land to the East Asperton Road | Wigtoft | Boston | Lincolnshire | PE20 2PJ



93m Road Frontage of Reserved Residential Site Wig015

For Sale Freehold with Vacant Possession
Guide Price £630,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

Wigtoft is an attractive residential village located on the South Lincolnshire Fens, approximately 110 miles to the north of London, 40 miles to the east of Nottingham, 7 miles to the south-west of Boston and 30 miles to the east of King's Lynn.

The village has connections to the road being bypassed by the A17 trunk road, with Sleaford approximately 15 miles to the west and Spalding approximately 6 miles to the south-west.

It has a population of approximately 500 residents enjoying the nearby amenities of the nearby villages of Sutterton and Swineshead Bridge.

Description...

The land comprises a regular shaped green field site extending from the defined village curtilage boundary on the east side of Asperton Road and enjoys approximately 90m of road frontage with an average site depth of around 57m.

The land is currently farmed and extends to 1.3 acres and may be suitable for residential development subject to statutory consents.

Planning...

The South East Lincolnshire Local Plan housing paper for Wigtoft identifies the site Wig015 as a reserved site suitable for residential development.

The character of the local area is for larger detached houses and it is hoped that a prospective developer would continue this rhythm of housing.

Tenure...

The land is available for purchase on a conditional or unconditional basis.

The land is available Freehold with Vacant Possession and is currently owner occupied.

Option Agreement...

The land is also available to purchase under a suitable option agreement for low density housing. The seller will retain the right to approve any development plans prior to submission.

The option agreement would be for a period of 2 years at an option fee of £25,000 which would be non-refundable and will be payable to the landowner.

A contribution towards our clients reasonable legal fees with regards to the preparation of the option agreement will be required, as well as a pre-agreed timescale for a planning submission with an appropriate long stop date for an appeal.

The purchase would be triggered by a suitable planning permission being granted and completion will be within 28 days of the judicial review period being completed.

The purchase price of the land is to be agreed at the outset of the deal.

Viewings...

By arrangement through the agent.

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