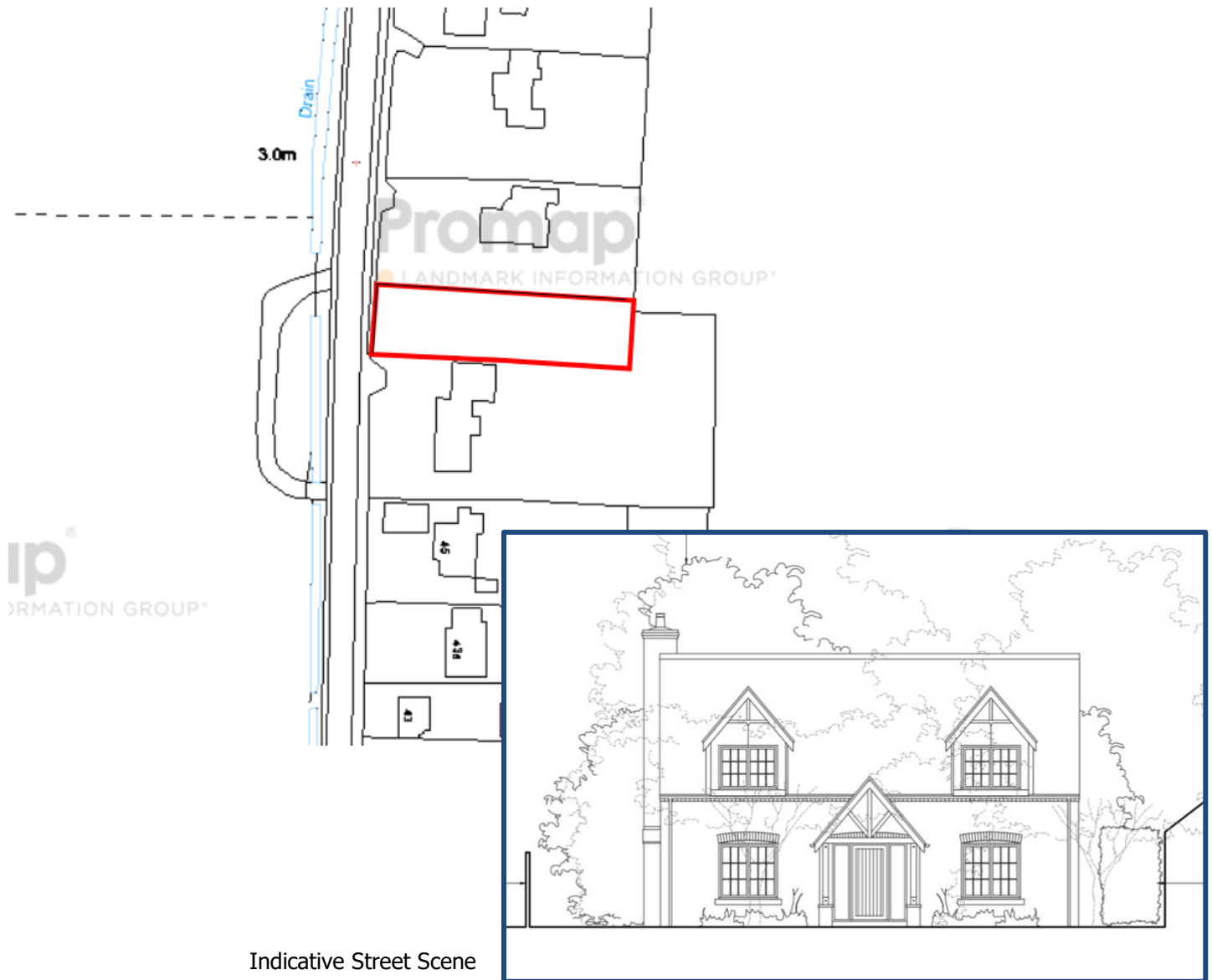


Desirable Building Plot For Sale Freehold with Outline Planning Permission in Sought After Residential Area

Land Adjacent to 49 Sibsey Road | Boston | Lincolnshire | PE21 9QY



0.25 acre Site with Outline Planning Permission for a Dwelling

For Sale Freehold with Vacant Possession
£125,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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



Location...

The historic market town of Boston has a population of approximately 73,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Lincoln is 35 miles to the north-west, Nottingham 40 miles to the west, King's Lynn 35 miles to the east and Peterborough 35 miles to the south-west.

The town has a railway station dissected by the A16 and A52 trunk roads.

The local economy is composed of the agricultural industries in the fertile land surrounding the town. There is a twice weekly market, large port and a hospital as well as well-regarded schools, a strong retail offering and good sporting facilities.

The property is located in a desirable residential area to the north of the hospital on Sibsey Road.

Description...

The building plot comprises a rectangular site formerly part of the garden of the property to the north with a road frontage of 16.9m, 55ft and a depth of around 60m, 195ft.

Indicative plans have been approved for a single 2 storey dwelling.

Planning...

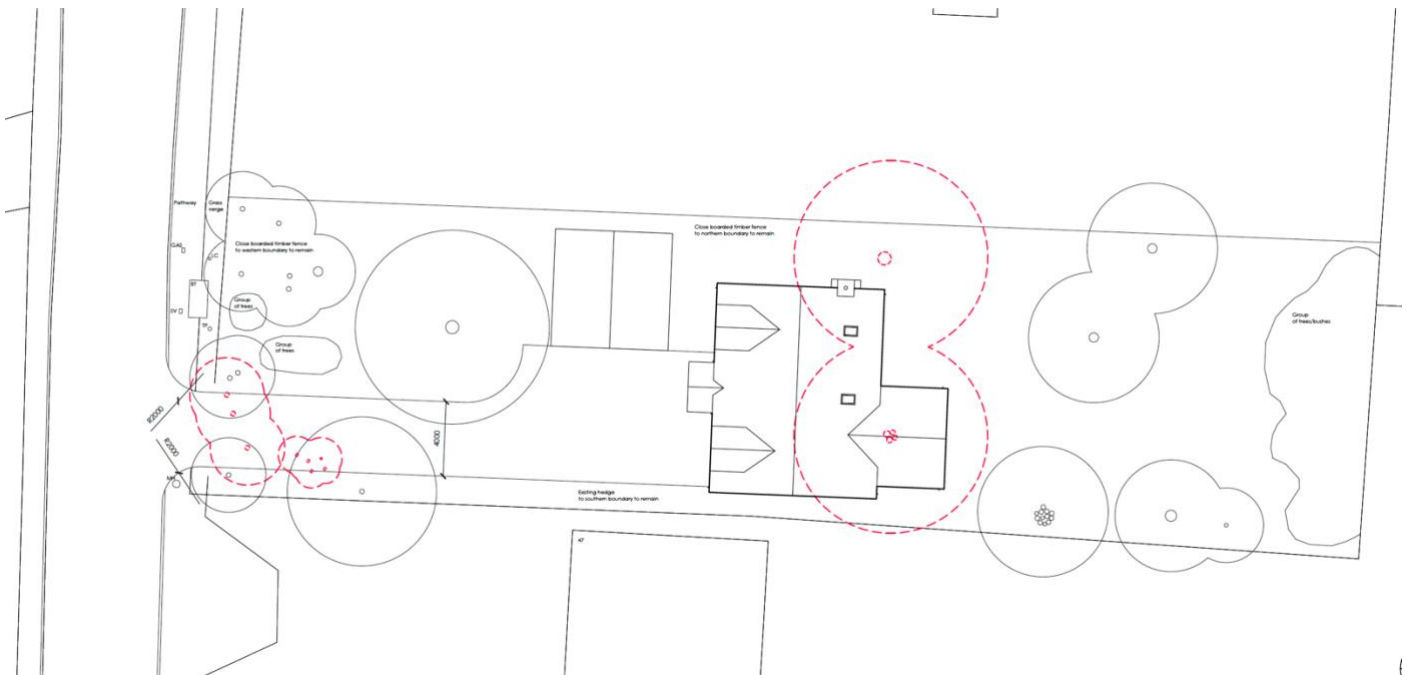
Planning Consent B/24/0509 was granted on 5th February 2025 for a dwelling in outline with reserved matters including details of the access, layout, appearance, scale, landscaping requiring approval.

Copies of the planning permission are available online or from this office on request.

Viewing...

Interested parties are welcome to view the land from the roadside at their convenience. Poyntons Consultancy accepts no liability for any injury, damage, or loss sustained while viewing the site.

Poyntons Consultancy, 01205 361694, poyntons.com



Misrepresentation Act: The particulars in this brochure have been produced in good faith, and are set out as a general guide and do not constitute whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.