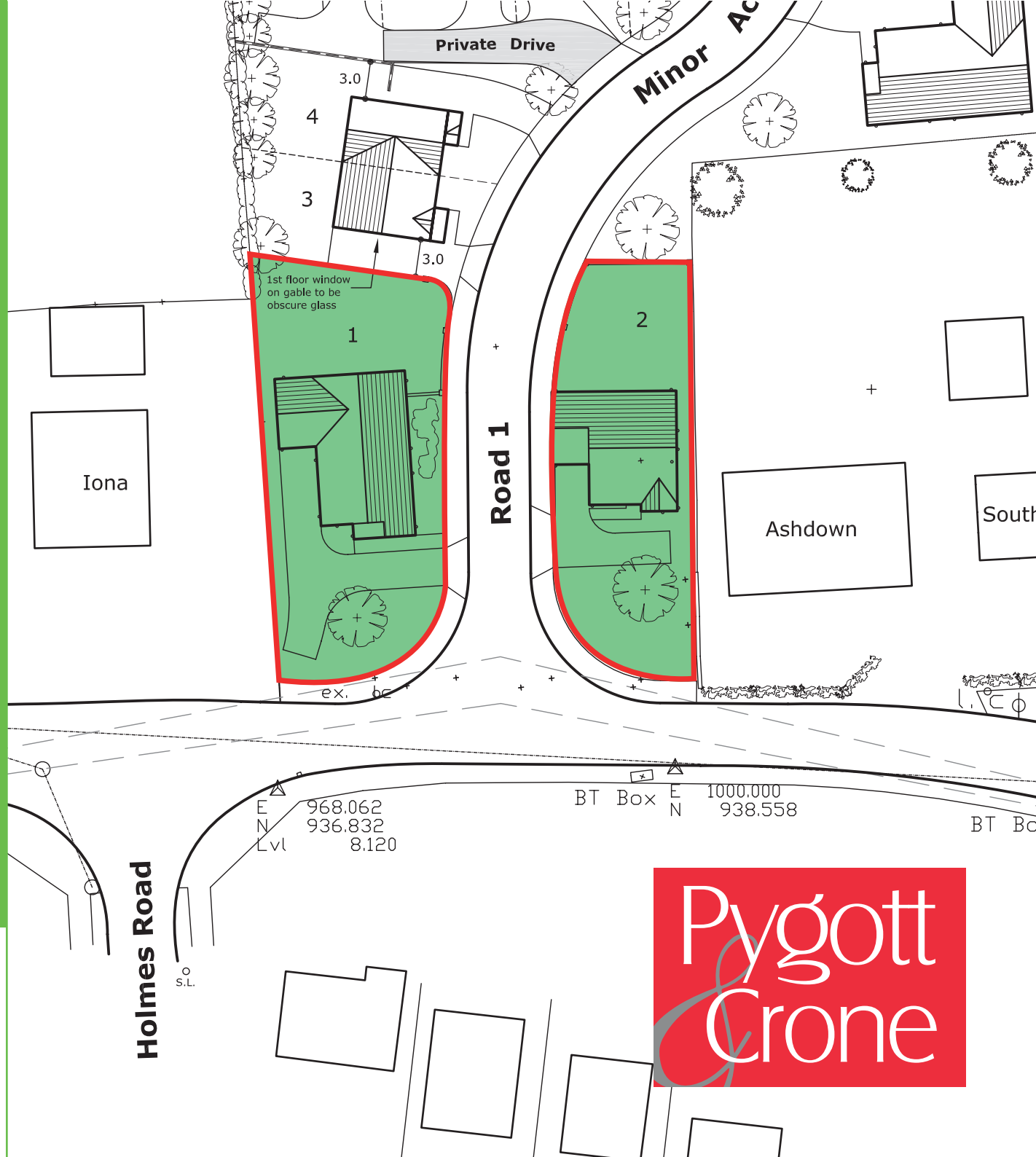


TWO RESIDENTIAL DEVELOPMENT PLOTS

Mary Lovell Way,
Stickney,
Boston,
PE22 8BF

- Two manageable building plots
- Option to purchase each plot individually
- Fantastic Opportunity – Two self-build detached dwellings
- Benefit from planning permission
- Situated in popular village location
- Plots available to view from roadside
- Adjacent to popular new estate on Mary Lovell Way
- Planning documents available upon request
- Freehold available at £60,000 per plot



SITE DETAILS

A fantastic opportunity to purchase a self-build plot in the well sought after village of Stickney.

The plots measure approximately 0.12 acres (485 sqm) and 0.10 acres (440 sqm) with Plot 1 being the larger of the two and are both situated in an established residential location with frontage on to both Hall Lane and Mary Lovell Way.

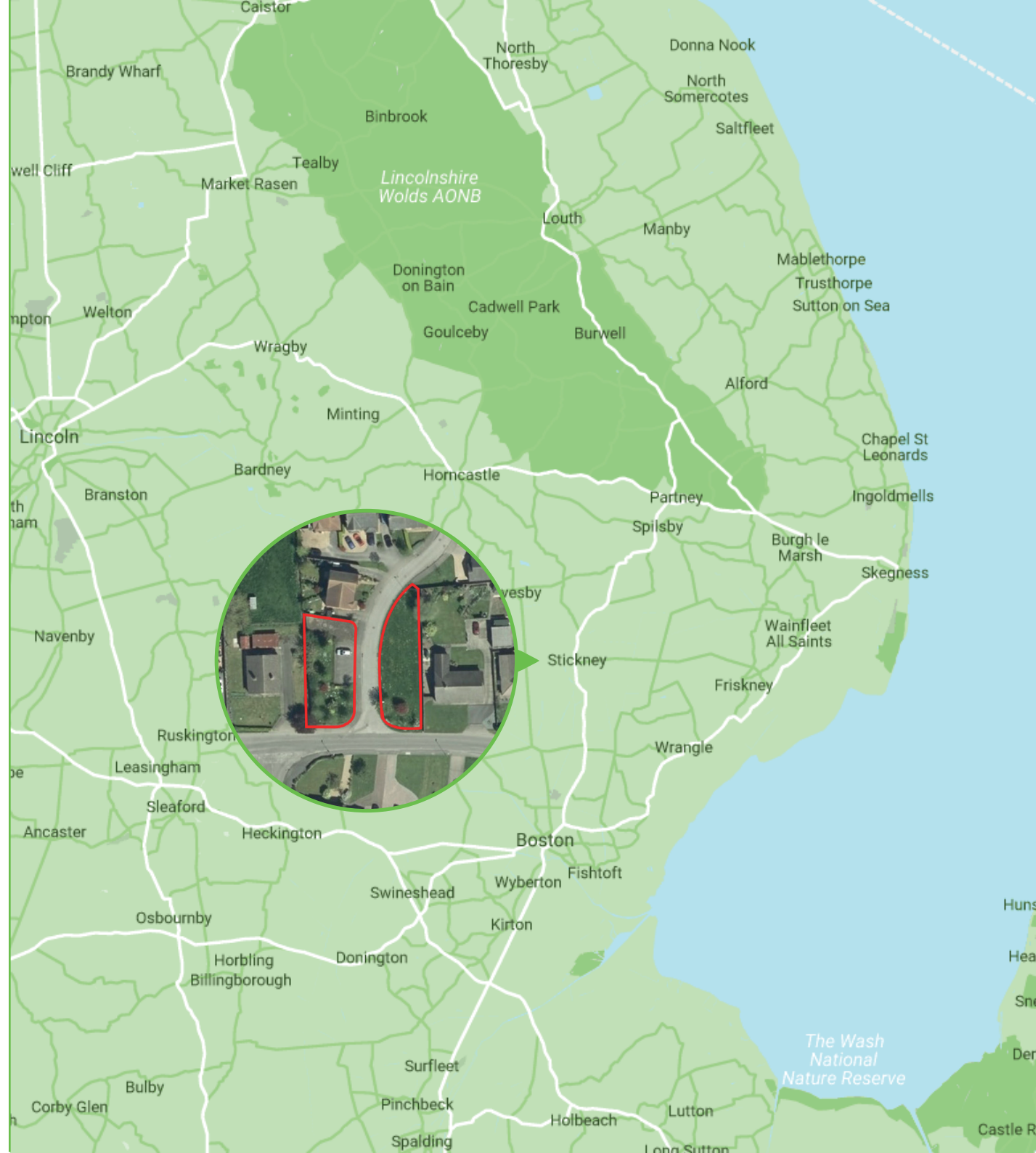
The plots have been landscaped temporarily to serve the recently completed residential development to the rear (off Mary Lovell Way). We understand that the plots formed part of this previous planning application and therefore, benefit from full planning permission for the erection of a single residential dwelling on each plot.

We would advise that any prospective purchasers satisfy themselves with regards to the current planning position with East Lindsey District Council.

LOCATION

The two plots are located on Mary Lovell Way which is approximately half a mile from the centre of the village of Stickney.

The village of Stickney lies approximately eight miles to the north of the busy market town of Boston and enjoys a full range of village amenities including primary school and secondary school, village hall, Post Office, hairdresser, youth club, doctor's surgery, garages and Public House.



AVAILABLE PLOTS



FURTHER INFORMATION

Services

Pygott and Crone have been made aware that main services are connected to the village and are available with the adjacent roadway; however, we recommend that any prospective purchaser should establish for themselves the availability and cost of those connections.

Method of Sale

The freehold titles to the plots are being offered for sale by private treaty. Depending on levels of interest, the vendors and their agents reserve the right to invite best and final offers.

Legal Fees

In the usual manner each party will be responsible for their own legal costs incurred within the transaction.

VAT

We understand that VAT will not be chargeable on the sale of each plot.

Local Authority

East Lindsey District Council
Tedder Hall
Manby Park
Louth
LN11 8UP
Tel: 01507 601111

Planning Permission

Pygott and Crone have been advised by their client that each plot benefits from full planning permission for the erection of a single residential dwelling under the previous planning application granted by East Lindsey District Council as part of the larger development off Mary Lovell Way (to the rear) which has since been completed.

Please note, Pygott and Crone have not seen the supporting planning documentation and therefore, we would advise that any interested party makes their own enquiries through the local planning authority as to the planning status on each plot.

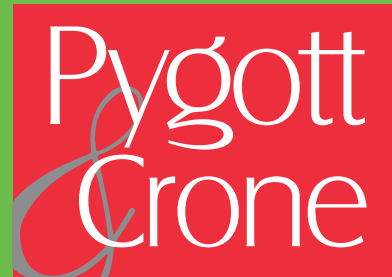
All drawings & plans shown are for indicative purposes only.



VIEWING IS STRICTLY BY APPOINTMENT WITH THE SOLE AGENT

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BOWBRIDGE
LAND