



**£75,000**

Building Plot, 4, West Fen Lane, Stickney, Boston, Lincolnshire PE22 8BD

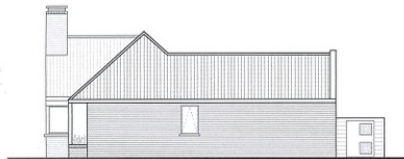
**SHARMAN BURGESS**



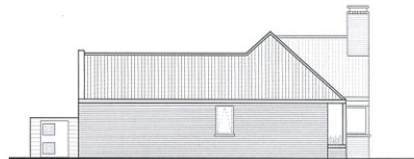


01 | PROPOSED WEST ELEVATION  
Scale 1:100 @ A3

02 | PROPOSED EAST ELEVATION  
Scale 1:100 @ A3



03 | PROPOSED NORTH ELEVATION  
Scale 1:100 @ A3



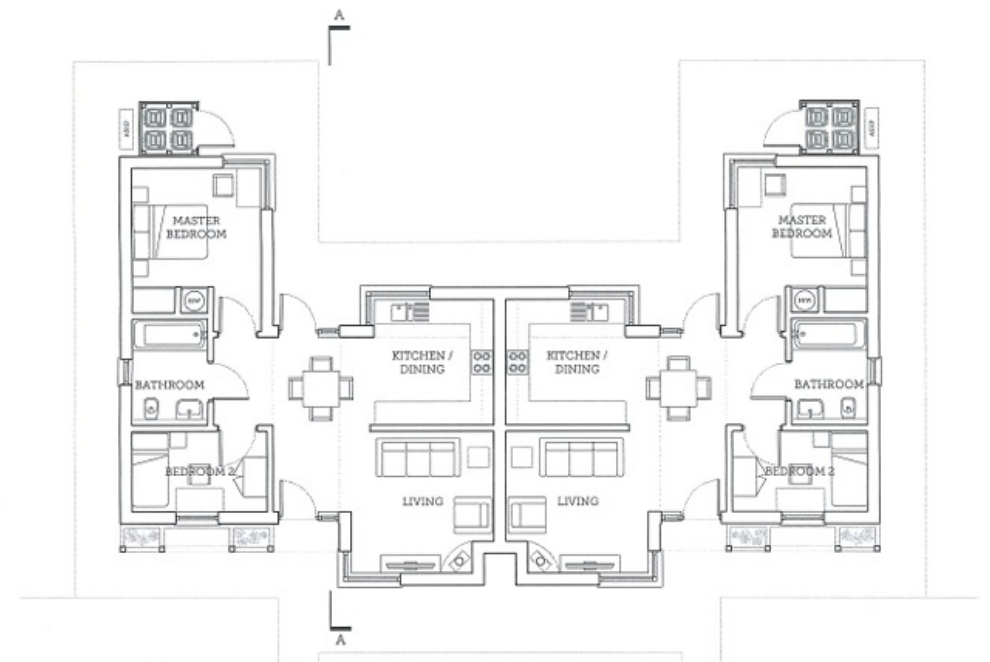
04 | PROPOSED SOUTH ELEVATION  
Scale 1:100 @ A3



05 | PROPOSED SECTION AA  
Scale 1:100 @ A3

1:100

DRAFT	
PROJECT:	CLARETS CHARITY ALMSHOUSE, STICKNEY
DRAWING TITLE:	PROPOSED ELEVATIONS & SECTION AA
DATE:	10/01/2023
SCALE:	1:100
DESIGNER:	SCORER HAWKINS ARCHITECTS
CHECKED BY:	SCORER HAWKINS ARCHITECTS



A residential building plot offered for sale with Full Planning Permission, granted on 24/01/2023 under Application Number S/169/02364/22 for the erection of a pair of Semi Detached Bungalows with driveways and gardens to the rear. The site has latterly been used as vegetable patches and domestic gardens. The planning permission allows for accommodation comprising a kitchen diner, lounge, two bedrooms and family bathroom. All drawings and application are available to view on the East Lindsey District Council website.

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## AGENT'S NOTES

Sharman Burgess have not tested any equipment or central heating which is included within the sale. Purchasers are advised to satisfy themselves as to working order and/or condition. These sales particulars are intended for guidance only and do not constitute part of an offer or contract. Details and statements should not be relied upon as representations of fact, and prospective purchasers are advised to satisfy themselves by inspection or otherwise as to the correctness of each and every item.

Sharman Burgess provide a range of optional services to buyers and sellers. If you require help arranging finance, we can refer you to our in-house mortgage specialists, Yellow Financial services Ltd.

Sharman Burgess Limited are introducers only to Yellow Financial Services Ltd which are an appointed representative of The Openwork Partnership, a trading style of Openwork Limited, which is authorised and regulated by the Financial Conduct Authority. If you choose to instruct Yellow Financial Services as a result of a referral from us, we may receive a fixed fee of £150.

If you require a solicitor to handle your transaction, we can refer you to one of several local companies. Should you choose to instruct the solicitors following referral from us, we may receive a fee of £100 upon completion. For more information, please call us on 01205 361161.

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