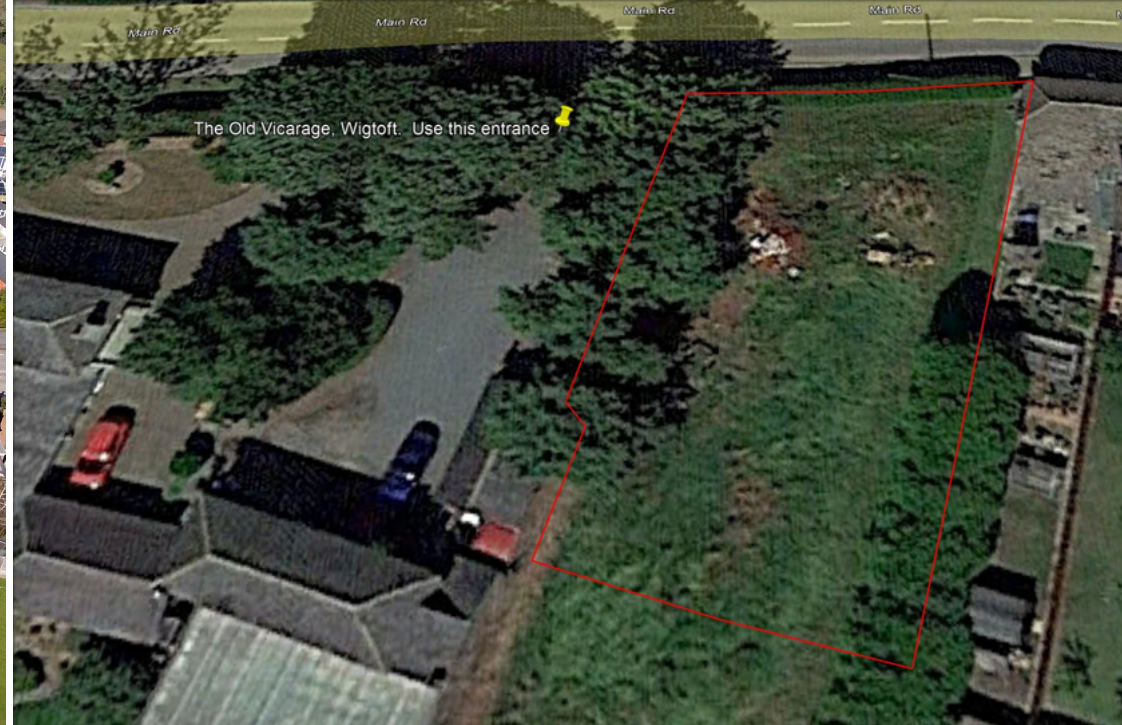




£150,000

BP adj The Old Vicarage, Main Road, Wigtoft, Boston, Lincolnshire PE20 2NJ

SHARMAN BURGESS



An excellent opportunity to acquire an individual building plot centrally situated within the small village of Wigtoft in a conservation area overlooking the church. The initial designated site area is approximately 0.25 Acres (s.t.s) with the northern and eastern boundaries fixed, however, there is a considerable degree of flexibility to both the western and southern boundaries. Outline planning permission for one dwelling.

THE SITE

The plot is centrally situated within the small village of Wigtoft in a conservation area enjoying views of the church. Essentially a clear site, the current vendor is prepared to offer a certain degree of flexibility to both the western and southern boundaries depending upon the prospective purchasers requirements. it should be noted that the Old Post Office, situated to the eastern side of the plot, has the benefit of a pedestrian right of way along the eastern extremity allowing access to the rear of their property.

PLANNING PERMISSION

Outline planning permission was granted by Boston Borough Council on the 22nd February 2023 for residential development of one dwelling, subject to a number of reserved matters. A copy of the planning permission is available from the Agents upon request, however, is also viewable together with any other associated plans and documents on the Boston Borough Council website.

SERVICES

The Agents believe that mains water, electricity and drainage are available, however, prospective purchasers should satisfy themselves as to the relevant connection costs prior to purchase.

REFERENCE

26126742/24032023/SCR

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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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