

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Chain Bridge Road, Boston, PE21 7LE

Asking Price £1,225,000

This substantial and highly sustainable development site comprises approximately 9 acres of premium greenfield land, originally forming part of a successful local farm and currently utilised for high-quality grazing. The site sits in a pivotal strategic position right on the immediate edge of the established Boston settlement boundary, making it an exceptionally logical node for immediate and phased urban integration. The land features prominent road frontage, with Chain Bridge Road tracing smoothly across the full entirety of its northern boundary, while the western perimeter opens into expansive, tranquil countryside views. The site is located close to the A16 and A52 regional arterial networks, with the benefit of the Swineshead Road / Wyberton Chain Bridge retail hub, Boston's premier destination for out of town shopping nearby.

LOCATION

Chain Bridge, Boston, PE21 7LE (Approx. 2.8 miles south west of town centre)

SITE AREA

Approximately 9 Acres (Current use: Grazing Land / Former Farm)

TENURE

Freehold with Vacant Possession

LOCAL PLAN STATUS

Part of Housing & Employment Allocation SOU006 (South West Quadrant Sustainable Urban Extension)

TAXATION / VAT

We understand that VAT will not be charged in addition to the purchase price

METHOD OF SALE & LOTTING FLEXIBILITY

The property is offered for sale as a 9 acre block under Freehold tenure.

However, if a purchaser wishes to buy additional land, there is an opportunity to purchase further sections of or all of the remaining 23 acre block, freehold, in order to accommodate diverse developer requirements, structural joint ventures, or phased delivery timelines. This flexible lotting framework offers an exceptional opportunity for builders and consortia to secure tailored configurations optimized for targeted project goals.

STRATEGIC REGIONAL MASTERPLAN ALLOCATION (SOU006)

The land is situated within the blueprint of a much broader strategic housing and employment allocation, identified in the regional framework as Allocation SOU006 (The South West Quadrant Sustainable Urban Extension). In accordance with the extensive Masterplan framework agreed with Boston Borough Council, this ambitious local development vector is zoned to deliver the following regional assets:

- 1. Residential Allocation: Approximately 1,515 new high-quality homes (with 1,276 explicitly scheduled to be completely constructed within the active plan period).
- 2. Employment Infrastructure: Approximately 2.5 hectares of premium commercial employment land, specifically designated to host versatile Class B1, A2, A3, and A4 operational uses.
- 3. Public Open Space & Ecology: Expansive, professionally designed community green space incorporating equipped play areas, informal recreational lawns, and highly rich ecological protection zones seamlessly blended with modern Sustainable Urban Drainage Systems (SUDS) and extensive integrated footpath/cycleway corridors.
- 4. Gateway Marina Hub: A flagship inland marina hub directly connected to the South Forty Foot Drainage channel and regional inland waterways, incorporating extensive permanent moorings, dedicated marina support facilities, alongside a vibrant blend of waterfront residential, commercial, and leisure/tourism operations.

MARCH 2026 LOCAL PLAN SUBMISSION

Significantly, the landowners have formally submitted the entirety of the 32 acres into the recent March 2026 Local Plan Review. This submission actively proposes the site for comprehensive standalone development on its own independent merit. The landowners are currently awaiting the final statutory consultation response and feedback from the Council's Forward Planning Officer regarding its future integration into the district's long-term growth policy framework.

The neighbouring land to the eastern boundary has already been successfully approved for High End Executive Home development (planning applications B/19/0430 and B/23/0176).

LOCATION & LOCAL INFRASTRUCTURE CONNECTIVITY

The site benefits from an incredibly convenient commercial and residential posture. It lies just 2.8 miles south west of Boston town centre, providing swift, effortless access to key regional arterial networks including the A16 southbound corridor and westbound express links (A52 Grantham and the A1121/A17 Sleaford road networks).

Crucially, the site is positioned under a single mile from a dominant, fast-expanding retail park complex. This major commercial hub currently features premium anchors including a Tesco Superstore (including petrol filling station), B&Q, Lidl, Starbucks, Downtown Superstore, Pure Gym, Dunelm, and a B&M retail store. Further enhancing the micro-location's long-term commercial value, blue-chip retail leaders Aldi and Marks & Spencer are currently actively progressing planning pathways to construct flagship stores in the premier retail park site directly opposite Tesco.

For families and community planning, the site falls within comfortable driving and walking distance to top-tier local primary schools including St. Thomas's, Boston West, and Wyberton primary schools. Outstanding recreational amenities are also immediately close by, including the highly popular Westgate Wood, Jenny's Wood, and the expansive Sir Joseph Banks Country Park.

FURTHER PLANNING ENQUIRIES

Comprehensive planning files, allocation maps, and technical structural datasets can be sourced directly via the South East Lincolnshire Local Plan documentation or by communicating directly with the Boston Borough Council Planning Department at their local offices or via their direct-dial public planning enquiry channel: 01205 314312

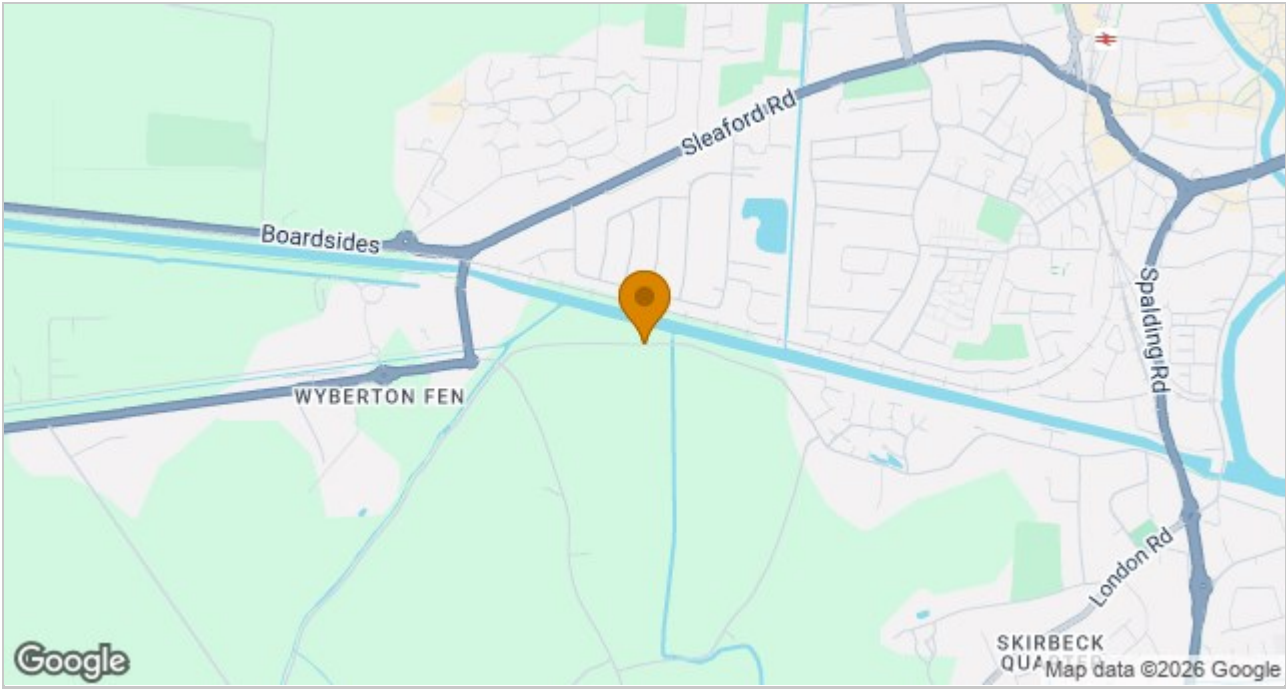
VIEWINGS

Strictly by appointment only with the selling agent Bruce Mather Ltd, 6 Pump Square, Boston, Lincolnshire, PE21 6QW
Tel: 01205 365032
Email: james@brucemather.co.uk

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Area Map



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