

# BRUCE MATHER

INDEPENDENT ESTATE AGENT



**Toot Lane, Boston, PE21 0PT**

**Asking Price £4,875,000**

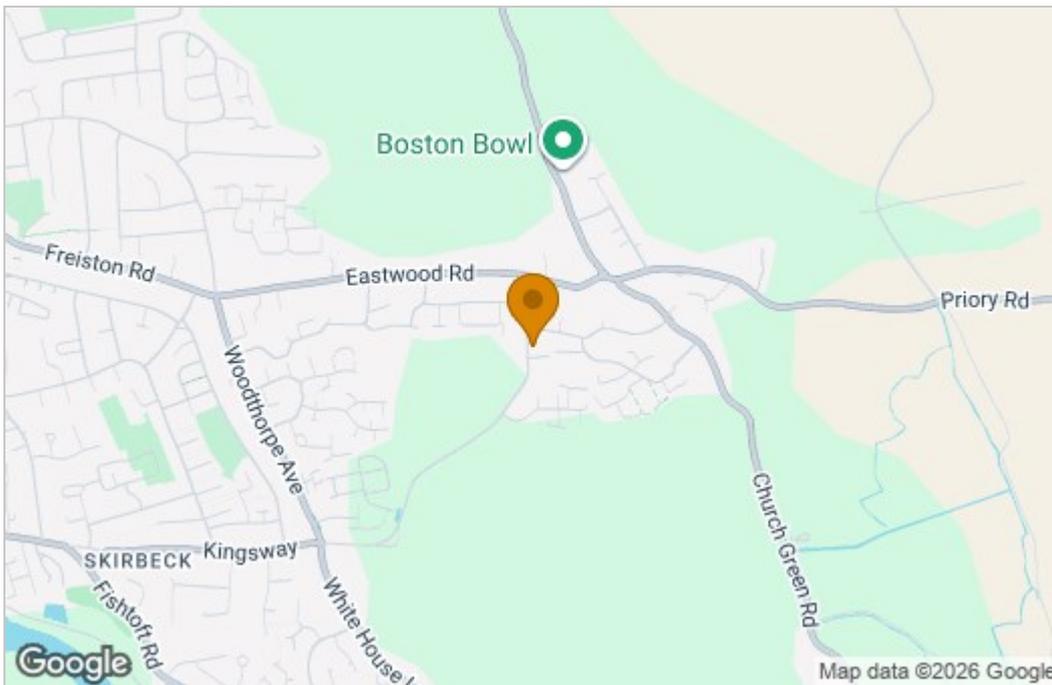
A zoned residential DEVELOPMENT site, approx. 27.47 ACRES, having expired OUTLINE PLANNING PERMISSION for 340 properties situated off the popular Eastwood Road.

The site has residential neighbourhoods to the northern, eastern and western boundaries with the successful Hawthorn Tree Primary School and Hawthorn Tree Community Children's Centre directly opposite. The Council Planners have confirmed they will also consider a Care Home to part of the site.

# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>		<b>1</b>	<b>1</b>
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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