

BRUCE MATHER

INDEPENDENT ESTATE AGENT



Fosdyke Village, Boston, PE20 2BL

Price Guide £355,000

A potential Development Site of approx. 2 acres (0.81ha) sts, situated in the heart of the village centre between Mill Lane and Whitecross Gate. The village is situated approx. 8 miles south from Boston, just off the A17 and 2 miles east from the roundabout junction of the A17 and the A16.

SITUATION

The parcel of land is located just off Whitecross Gate with further access from Bell Lane, having residential development to the West, South and East. A footpath and agricultural land lie directly to the north.

Fosdyke is a popular village and civil parish with direct access to the A17 trunk road (Sleaford to Kings Lynn) and the busy Yacht Haven at the Fosdyke Bridge hamlet. The village provides a multi-sport area providing football, basketball and volleyball facilities together with a Sports and Social Club.

The land lies immediately north of the All Saint's Church and provides stunning views of this beautiful Grade II listed Anglican Church.

TENURE

Freehold

PRESENT USAGE

The land is currently used for agriculture. The land will require planning permission from Boston Borough Council for development through an application from a potential purchaser.

VIEWING

By arrangement with the selling agent, Bruce Mather Limited. Telephone: 01205 365032 Option 3.

LOCAL AUTHORITY

The Local Planning Authority for Fosdyke is Boston Borough Council. Telephone: 01205 314344.

AGENTS NOTE

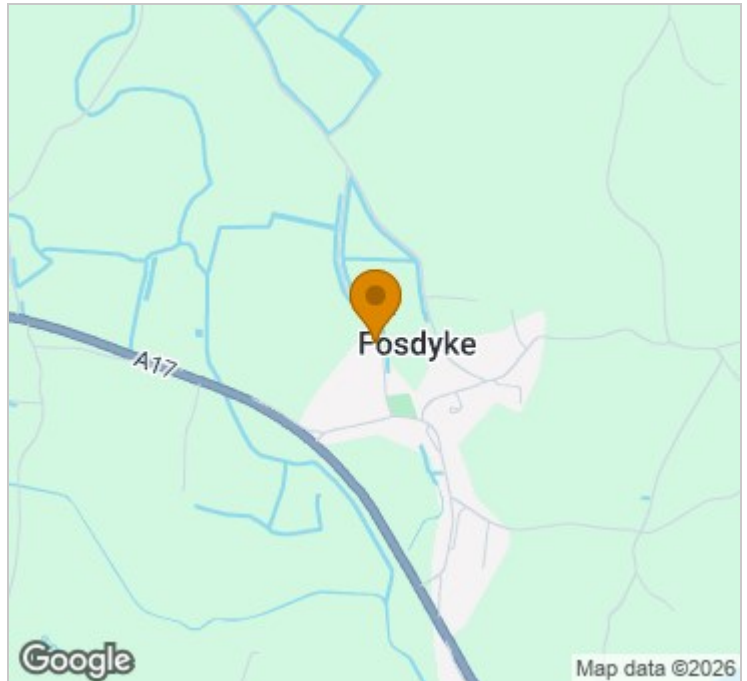
Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

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