

**BRUCE MATHER**  
INDEPENDENT ESTATE AGENT



**PLOT ADJACENT TO 19 ACORN CLOSE**

**FREISTON, BOSTON, PE22 0PN**

**Asking Price £105,000**





# PLOT ADJACENT TO 19 ACORN CLOSE

## FREISTON, BOSTON, PE22 0PN

An opportunity to build a brand new 4 bedroom stylish Chalet Bungalow with double garage block situated in this pleasant close within the hamlet of Haltoft End to Freiston Village.

This BUILDING PLOT has full planning permission under reference B/18/0364 and includes approximately £15,000 worth of bricks. The plot is discretely positioned to the south western corner of the Close and represents an opportunity to build your own home within this attractive location.

### LOCATION

Acorn Close is situated within the Hamlet of Haltoft End, part of the beautiful Village of Freiston, situated directly north of Boston.

The Close has convenient road links to the A52 providing straightforward access to Boston Town Centre, Pilgrim Hospital and Skegness, also including the rural villages of Butterwick, Benington, Leverton, Old Leake and Wrangle. The Close is on the verge of the Countryside with open countryside neighbouring the Hamlet.

### DESCRIPTION

The plot has full Planning permission for the 4 bedroom Chalet Bungalow and Double Garage. The owner inform us the footings for the garage have also been started. The plot also comes with approximately £15,000 of bricks.

The Planning application B/18/0364 from Boston Borough Council provides floor plans showing:-

Ground Floor

Porch

Hallway

Lounge

Kitchen / Diner

Master Bedroom with Ensuite

Double Bedroom 2

Family Bathroom

First Floor

Double Bedroom 3 with Ensuite

Double Bedroom 4

Exterior

Driveway leading to Double Garage.

Front and rear gardens

### TENURE

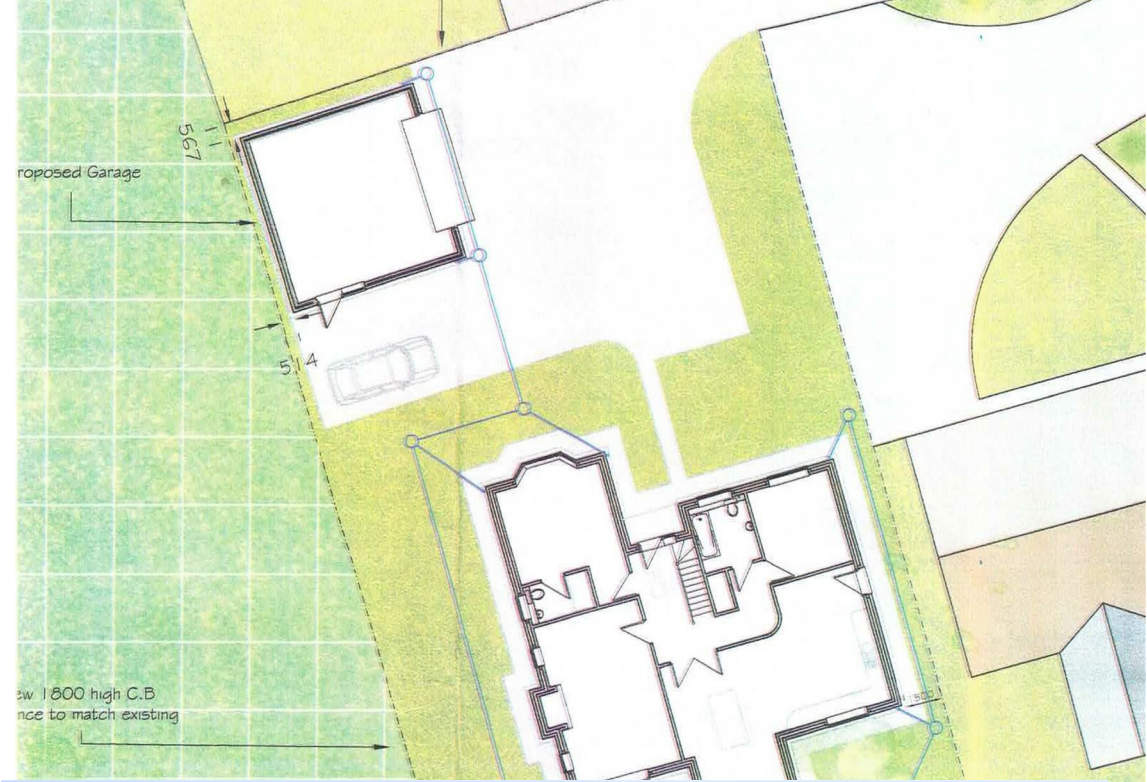
Freehold with vacant possession

### AGENT'S NOTE

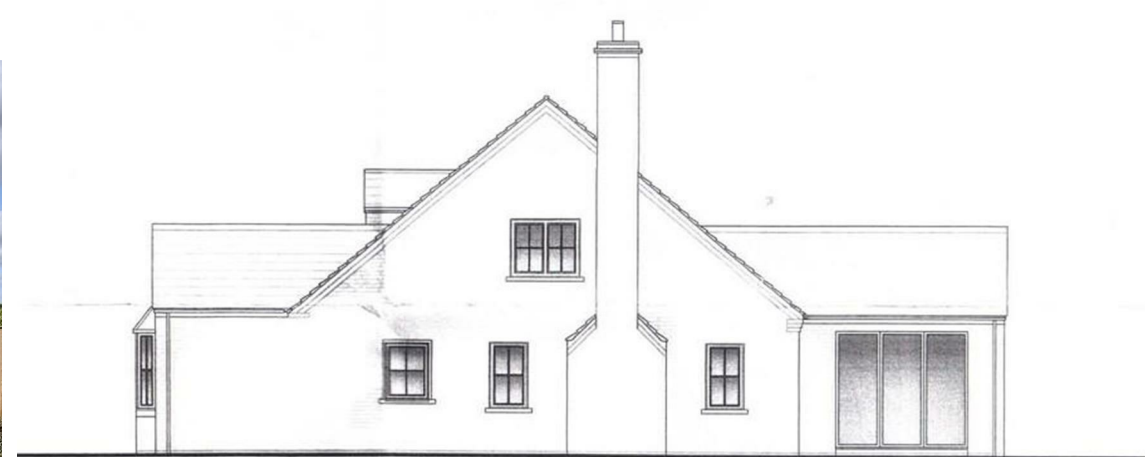
The Vendor informs us the Building Inspector from Boston Borough Council has inspected the footings to the Garage to keep the planning live. The Agent has spoken to Boston Borough Council Building Inspector Kieron Vincent, ref Land at 18 Acorn Close and he has confirmed planning Reg FP18323 is fine, the building has been started, planning is live and can carry on. Contact number 01205 314295. All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent.

All properties are offered subject to contract and offered subject to not being previously withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited. Bruce Mather Limited for themselves and for buyers of this property whose Agent they are give notice that:-

The particulars, whilst believed to be accurate, are set out as a general outline for intended buyers and do not constitute nor constitute part of any offer or contract; 2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy; 3) no person in the employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatever in relation to this property.







ALL WINDOWS AND DOORS TO BE CASEMENT PVCU DOUBLE GLAZED

West Side







Side

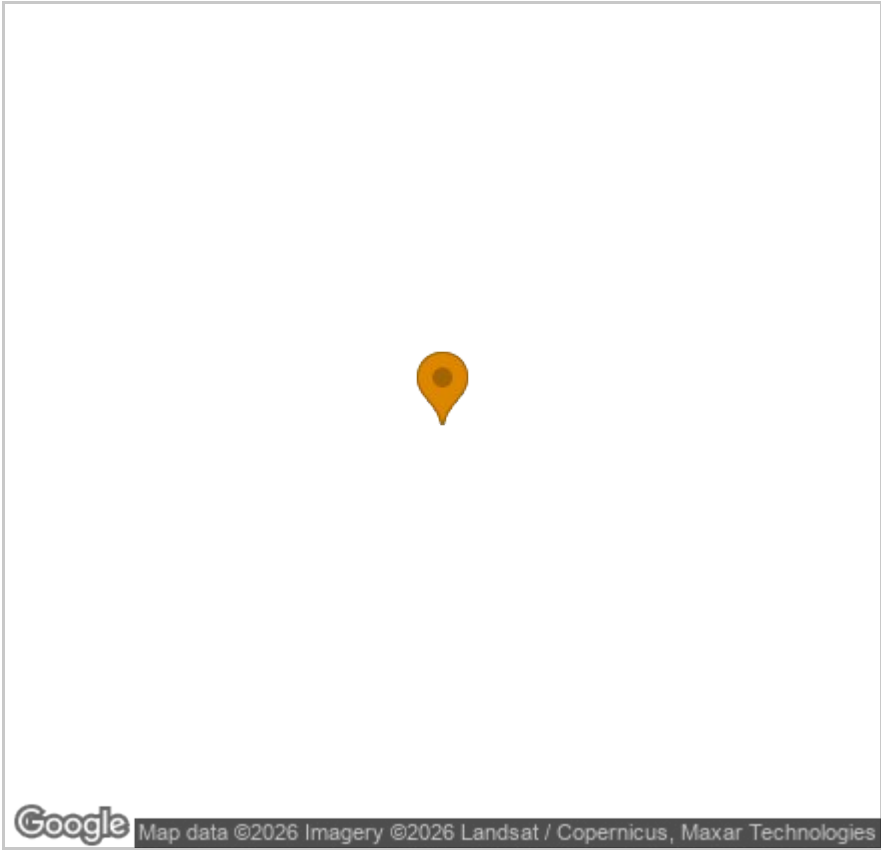
### Viewing

Please contact our Boston Residential Office on 01205 365032 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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### Area Map



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