



Residential Development Site, Langrick Road, Boston, PE21 8HT

A rectangular shaped site approx. 2.87 acres (1.16ha) (sts) with OUTLINE PLANNING PERMISSION for 43 dwellings (Planning Ref No: B/18/0435).

This RESIDENTIAL DEVELOPMENT SITE is situated within the settlement boundary of Boston benefitting from a mixture of neighbouring Residences, Sports, Recreation and Leisure facilities.

- **Outline Planning Permission for 43 units**
- **Convenient location**
- **Close to local amenities**

POA

Residential Development Site, Langrick Road,

LOCATION

The site is situated immediately off Langrick Road, Boston approximately 1.2 miles from Boston Town Centre. Langrick Road is located within the town's existing built-up area and is accessible to the town's services and facilities. The site is within walking distance of leisure facilities, these being Boston Indoor Bowling Club, The Mayflower Sports Ground & Peter Paine Performance Centre. The North Forty Foot Drain is situated on the opposite side of the road. Bordering the site to the north is a Local Authority playground and area of amenity space that extends to almost 1.8 hectares.

DESCRIPTION

The subject site is approximately 2.87 acres (sts) and is a former waste handling depot with access onto Langrick Road. The aforementioned recreation ground lies to the north of the site, with existing residential dwellings to the western, eastern and southern boundaries. The site currently consists of dilapidated workshops and storage buildings. There is also a residential property, 35 Langrick Road, included in the sale for demolition to help provide a wider site access road.

PLANNING

The site has Outline Planning Permission from Boston Borough Council dated 17th March 2020 Ref B/18/0435 for 43 residential dwellings.

Boston Borough Council Planning Committee appraisal of the site planning application on the 15th October 2019 included:-

"The site will help support Boston's role as a sub regional centre.

The scheme would have the potential to provide a significant level of housing within a sustainable location on an allocated site. This would contribute positively to the housing needs (both market and affordable) within the Borough."

The Unilateral Undertaking dated 10th March 2020 provides a provision for 10 Dwellings to be built as Affordable Housing without other financial contributions to NHS England or Lincolnshire Education Services.

The planning committee have stated they will consider a revision to the flood risk mitigation measures at the Reserve Matters stage if required.

Alterations to the existing Planning Permission can be discussed with the Agent if required.

SERVICES

It is understood that the site benefits from mains electricity, water, gas and drainage. Prospective buyers should satisfy themselves as to the suitability of the services and to check they are in working order.

TENURE

The site is offered for sale as a freehold site.

VAT

We understand that VAT will not be charged on any sale.

BUSINESS RATES

We understand from the Valuation Office Agency website the April 2017 rateable value assessments were:-

R/O 35 Mayfield Builders, Langrick Road - £4950

R/O 35 Langrick Road, Boston - £2550

AGENT'S NOTE

This brochure is in DRAFT FORMAT awaiting vendor approval.

The site is referred to in the Local Plan as Fen002.

The Environment Agency have confirmed in writing dated 29th May 2014 the landowners have surrendered their permit for operating a regulated facility and have satisfied the necessary measures to return the site to a satisfactory state. A copy of this letter is available through the Agents.

A Ransom Strip exists to the northern adjacent boundary to the Local Authority recreation ground. Applicants interested in developing both sites can discuss their proposals with the Agent.

The plan showing a potential site layout from Astill Planning is for illustration purposes only.

Note: 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 sold or withdrawn; these particulars are issued on the understanding that all negotiations are conducted through Bruce Mather Limited.

Bruce Mather Limited for themselves and for Sellers of this property whose Agent they are give notice that:-

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VIEWING

By appointment with the sole selling agents, Bruce Mather Ltd. Tel: 01205 365032.

DIRECTIONS

From our offices in Pump Square proceed via Main Ridge West into Pen Street and into Wide Bargate. At the traffic lights proceed straight over into Tawney Street (with the Park on the left hand side). At the traffic lights turn left into Norfolk Street and proceed out of town via Sluice Bridge. Proceed via Fydell Street and Argyle Street onto Brothertoft Road mini-roundabout. At this mini-roundabout take the second exit and then first left onto Langrick Road. The site access is situated on the right hand side in between 35 and 36 Langrick Road.

Note: All measurements are approximate. The services, fixtures and fittings have not been tested by the Agent. All properties are offered subject to contract or formal lease.

Bruce Mather Limited, for themselves and for Sellers and Lessors of this property whose Agent they are, give notice that:- 1) These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any 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 or Tenants 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 this employment of Bruce Mather Limited has any authority to make or give any representation or warranty whatsoever in relation to this property.