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RESIDENTIAL DEVELOPMENT LAND : 01775 765536 www.longstaff.com



By Direction of the Hardy Family



FOR SALE

RESIDENTIAL DEVELOPMENT LAND

Off Wainfleet Road
Boston
Lincolnshire
PE21 9RW

Guide Price - £3,500,000
Subject to Contract

- Approximately 23.72 Acres (9.6 Hectares) with Outline Consent
- Very Convenient High Profile Position on the Northern Outskirts of Boston
- Easy Access to the A52 and Town Centre
- Bordering Established Residential Development on the North and South West Sides
- Close to Pilgrim Hospital
- Extensive Town Centre Facilities Close by including Retail, Education and Leisure

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

LOCATION

The land is situated on the south side of Wainfleet Road on the north side of Boston with easy access from the A52. The site is about 1.5 miles north east of the centre of Boston, a large regional and important centre for the east part of Lincolnshire providing very extensive facilities and amenities. These include banking, shopping, retail, leisure, primary and secondary education establishments, together with the significant facility of Pilgrim Hospital. The town also has a significant Port facility.

Boston lies towards the east side of this part of Lincolnshire and within easy travelling distance of the following nearby market towns and centres – Spalding 14 miles, Sleaford 17 miles, Skegness 23 miles, Peterborough 35 miles. Boston also has the benefit of a rail connection with lines to Skegness and Sleaford. The A1 is easily accessible at Newark and Peterborough and the main East Coast line connections are also available at Newark, Grantham and Peterborough. There are good sporting and leisure facilities in the area, including a number of indoor and outdoor centres, together with two Golf Courses close to Boston, two courses at Skegness and other facilities, including the SSSI at The Wash near by.

DESCRIPTION

The land extends to approximately 23.72 Acres (9.6 Hectares) and is offered for sale as a whole. A plan showing the land for identification purposes is edged red is included in these Particulars. It has a useful frontage to Wainfleet Road and uninterrupted views, particularly to the east of undeveloped land. The site is of a good shape capable of logical development for residential purposes and is currently in agricultural use / production.

PLANNING MATTERS

Planning Consent has been granted in Outline by Boston Borough Council under Application Reference No: B-17-0511 dated 4 October 2018 subject to Conditions. A copy of the Consent, together with a considerable number of other documents are available to download from Boston Borough Council's Planning website. These documents include:

- Outline Planning Consent
- Landscape and Visual Impact Appraisals
- Transport Assessment
- Flood Risk Assessment and Drainage Strategy
- Design and Access Statement
- Preliminary Ecological Appraisal
- Archaeological Evaluation
- Various Plans
- Section 106 Agreement

SECTION 106 AGREEMENT

There is also a Section 106 Agreement in place which, amongst other matters, relates to:

- (a) Affordable / Social Housing provision to equal 20% of the number of dwellings built, of which 70% of the 20% are to be affordable to rent and 30% shared ownership. The rent is capped at not more than 80% of market rent.
- (b) A maximum of 200 dwellings, to include the Affordable allocation, is allowed under the current Consent.
- (c) Section 106 contributions for primary, secondary and sixth form educational facilities.
- (d) There is a Health Care contribution required.
- (e) Various off-site works / footpath also form part of the Section 106 obligations together with a minor contributions for travel, plan, monitoring and legal costs.

UPLIFT / CLAWBACK PROVISION

The property will be sold subject to an uplift provision to secure a further payment to the vendors should the property be sold following the grant of planning permission for non-residential use or the development of the property for non-residential use, at a rate of 50% of any increase in value beyond the price paid for a period of 25 years.

TENURE

The land is for sale with the benefit of freehold tenure and will be offered with vacant possession on completion. If immediate use of the land is not required, then following completion, the Vendor will be pleased to enter into a cropping or tenancy arrangement on a short term basis during the intervening period prior to development.

SERVICES

Whilst we believe that mains services are available, it will be the responsibility of interested parties to carry out their own specific enquiries as to the availability, capacity and practical connection, together with relevant cost implications for accessing services to the site.

Interested parties must make their own specific enquiries with the relevant service providers to obtain the necessary information on which to understand the provision of and need for servicing of the site.

BASIS OF OFFERING

The land is offered for sale on an unconditional basis for sale with the benefit of freehold tenure and vacant possession, subject to the existing Planning Consents and Section 106 Agreement.

VAT

VAT will not be chargeable on the purchase price unless the Vendor elects to waive the exemption to VAT (opts to Tax), in which case interested parties will be advised.

GUIDE PRICE

£3,500,000 Subject to Contract

ALTERNATIVE USE

There is the possibility that alternative use of part of the site, particularly the land closer to the Wainfleet Road frontage, might be possible and should interested parties wish to discuss / explore that possibility, then please refer to the Agents as this may impact on the overall offering balance of the Development.

VIEWING

On-site viewing of the site is by appointment only. Interested parties must contact the Residential Development Land Department of Messrs R Longstaff & Co on 01775 765536 - Email: commercial@longstaff.com

Note: All parties entering onto the property do so entirely at their own risk and neither the Vendors nor their Agents will accept any liability for damage to persons or property as a result of being on the site. Please take all appropriate precautions when visiting the property.

LOCAL AUTHORITIES & SERVICE PROVIDERS

District & Planning:

Boston Borough Council
Municipal Buildings, West Street, Boston, Lincolnshire PE21 8QR
CALL: 01205 314200

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:

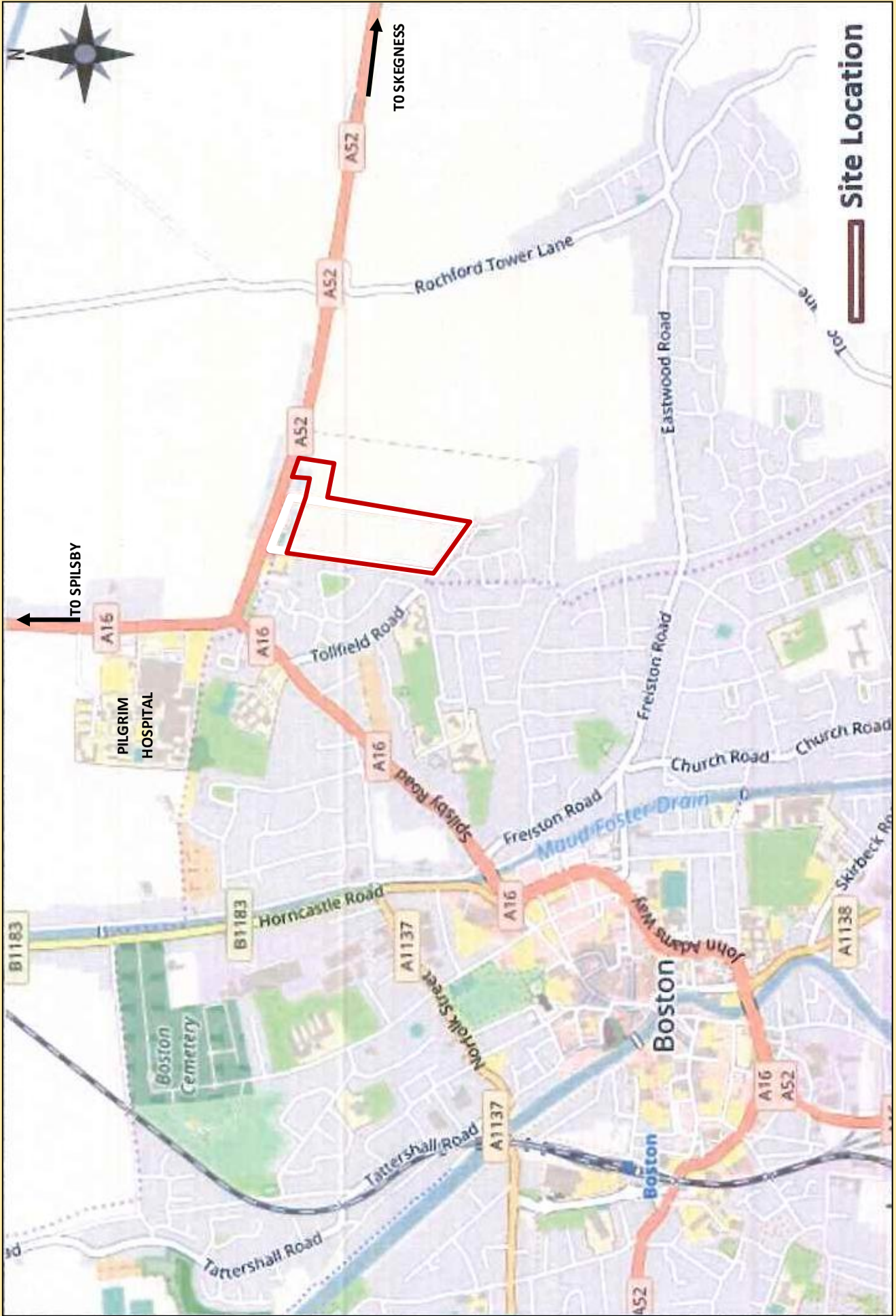
Western Power Distribution - New Supplies - Customer Application Team
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westempower.co.uk
CALL: 0121 623 9007

Gas:

Cadent Gas www.cadentgas.com Email: wecare@cadentgas.com
CALL: 0345 835 1111

Internal Drainage Board:

Witham Fourth Internal Drainage Board
47 Norfolk Street, Boston, Lincolnshire PE21 6PP
CALL: 01205 310099



TO SPILSBY

TO SKEGNESS

Site Location

PILGRIM HOSPITAL

Boston Cemetery

Boston

Tollfield Road

Rochford Tower Lane

Horncastle Road

Nordik Street

Tattershall Road

Freiston Road

Eastwood Road

Church Road

Freiston Road

Church Road

John Adams Way

Maud Foster Drain

Skirbeck Road

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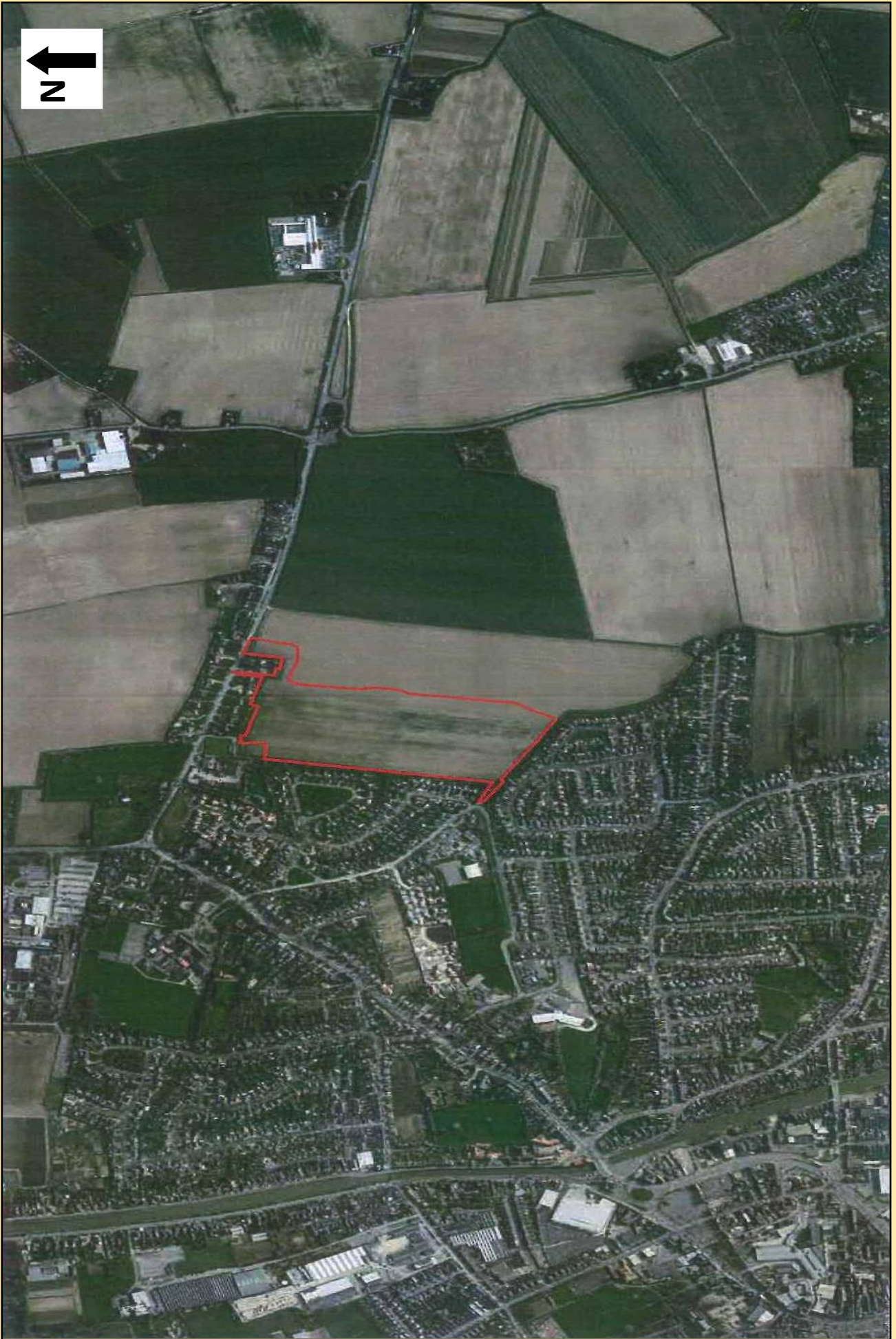
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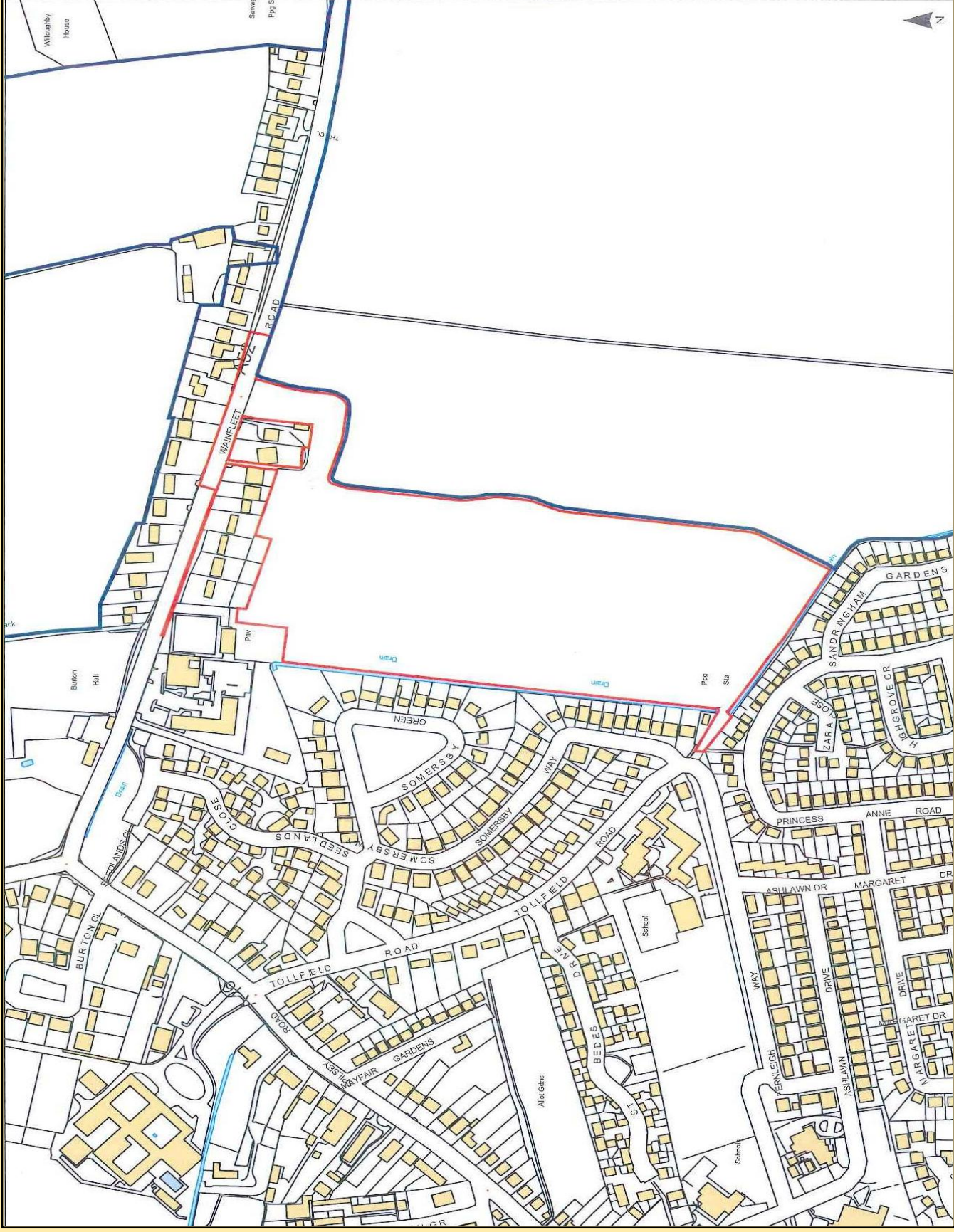
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Site boundary
Land ownership boundaries





Plans in these Particulars are reproduced with permission from the Controller of HM Stationery Office under Licence No.100004279 or by the Vendors

THE PLANS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT TO SCALE

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: **S10501**

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

CONTACT

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E: commercial@longstaff.com
www.longstaff.com