

EST 1770



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RESIDENTIAL DEVELOPMENT LAND : 01775 765536 www.longstaff.com



FOR SALE - RESIDENTIAL DEVELOPMENT LAND

with Planning Permission

Off Gaysfield Road, Fishtoft, Boston, Lincolnshire PE21 0SF

Guide Price - £1,400,000 for the Whole - Subject to Contract

- Total Area Approximately 9.55 Acres (3.85 Hectares)
- Market Housing Area 7.5 acres (3.03 Hectares) for 46 units
- Affordable Housing Area 2.05 acres (0.82 Hectares) for 20 units
- Very pleasant village location, only 1 mile from the outskirts of Boston and 2 miles from the Centre of Boston
 - Wide range of facilities and amenities available in the immediate Boston area
 - Section 106 Agreement in place

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

LOCATION

The land is located on the east side of Gaysfield Road immediately on the south east sector of the village of Fishtoft, an attractive Fenland settlement lying within 2 miles of the centre of Boston with an extensive range of facilities and amenities available in the Boston District.

The village of Fishtoft has a parish church, primary school, playing field and public house but a wider choice of amenities and facilities in the Boston District generally are within easy travelling distance.

Boston provides a large regional centre, important for the east part of Lincolnshire providing extensive facilities and amenities including banking, shopping, retail, leisure, primary and secondary education facilities together with the significant facility of Pilgrim Hospital. The town also has a 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 Sleaford plus connections to the East Coast mainline at Grantham. There is also a line to the east Lincolnshire seaside resort of Skegness. The A1 is easily accessible at Newark and Peterborough and main East Coast line connections are also available at Newark and Grantham. There are good sporting and leisure facilities in the area, including a number of indoor and outdoor centres, together with a Golf Course close to Boston, two courses at Skegness and other facilities, including the SSSI at The Wash nearby (Freiston Shore) and the noted wildlife area of Gibraltar Point.

DESCRIPTION

The land extends in total to approximately 9.55 Acres (3.85 Hectares) or thereabouts, and is offered for sale as a whole. A plan showing the land (for identification purposes) is included in these Particulars. Access is to be provided from Gaysfield Road just to the south of the scout hut. The shape of the site has allowed for two imaginative design schemes, the larger for Open Market housing and the smaller for a very attractive crescent shaped development for the Affordable element. The land is currently in agricultural use/production.

PLANNING MATTERS

Planning Consent has been granted by Boston Borough Council in outline for the Open Market housing under Application Reference No: B-20-0488. The outline application states that it is for 46 residential dwellings and associated works with all matters reserved for later approval at land adjacent to and to the rear of Fishtoft Scouts, Gaysfield Road, Fishtoft, Boston, PE21 0SF. It is subject to a number of conditions.

The second consent for the affordable element has been granted for the proposed residential development of 20 Affordable dwellings and associated works at land adjacent to and to the rear of Fishtoft Boys Scouts, Gaysfield Lane, Fishtoft, Boston, PE21 0SF and has been granted as a full planning permission under Application Reference No: B-20-0489.

Both consents were granted on 12th November 2021 and are subject to a Section 106 Agreement. Copies of the consents and the very considerable amount of supporting and relevant information and documentation is available to download from the Boston Borough Council website. The Section 106 Agreement is available either for inspection at R Longstaff & Co office in Spalding by prior appointment or via the Boston Borough Council website. It is most important that all interested parties ensure that they have studied the planning consents and Section 106 agreement in detail as well as all relevant planning details and conditions prior to submitting an offer.

UPLIFT / CLAWBACK PROVISION

The property will be sold subject to an uplift provision to secure a further payment to the vendor 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.

In addition, the uplift/dawback provision will also apply to any net added value should the number of developable units or developed floor areas be increased in any subsequent planning consent also for a period of 25 years.

TENURE/HOLDOVER

The land is for sale with the benefit of freehold tenure and will be offered with vacant possession upon 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. Depending on the time of year and relative to the current cropping, the vendor will harvest the crop of wheat by way of a holdover provision.

REGISTERED TITLE

The land forms part of the land holding of the vendor in this immediate area and is included in Registered Title No. LL144086.

SERVICES

Whilst we believe that mains services are available in the locality, it will be the responsibility of interested parties to carry out their own specific enquiries as to the availability, capacity, and the cost of practical connection for providing 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.

THE SCOUT HUT (ADJOINING) AND ASSOCIATED MATTERS

The local Scout troop own and occupy the Scout hut immediately on the left hand side of the proposed new access (into the site). They have an informal arrangement with the vendor concerning the grassed area to the right hand side of the proposed access which lies within the area bordered by the Leylandii trees.

It has been agreed that certain elements will be provided by the Developer as part of the contract sale agreement to the benefit of the Scout troop. A list of these is available upon application from the Vendors' agents. There is also a more detailed plan available showing the accommodation works requirement.

BASIS OF OFFERING

The land is offered for sale as a whole on an unconditional basis with the benefit of freehold tenure, and 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 (Opt to Tax), in which case interested parties will be advised in advance and prior to exchange of contracts.

GUIDE PRICE

£1,400,000 - Subject to Contract.

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 Tel: 01775 765536 - Email: commercial@longstaff.com to make the necessary appointment.

Note: All parties entering onto the property do so entirely at their own risk and neither the Vendor nor its 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 to ensure your own safety.

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: we care@cadentgas.com
CALL: 0345 835 1111

Internal Drainage Board:

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

LOCAL VIEWS IN AND AROUND FISHTOFT



FISHTOFT CHURCH



SIGN FOR PILGRIM MEMORIAL



FISHTOFT WAR MEMORIAL



VIEW OF BOSTON STUMP



RIVER WITHAM



NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	11/11/11
2	REVISED PLAN	11/11/11
3	REVISED PLAN	11/11/11
4	REVISED PLAN	11/11/11
5	REVISED PLAN	11/11/11
6	REVISED PLAN	11/11/11
7	REVISED PLAN	11/11/11
8	REVISED PLAN	11/11/11
9	REVISED PLAN	11/11/11
10	REVISED PLAN	11/11/11

THE SCOUT HUT



SCALE: 1:500
 DATE: 11/11/11



NOT TO SCALE

ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES

THE DESIGNER ACCEPTS NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS

THIS PLAN IS THE PROPERTY OF THE DESIGNER AND IS NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER

DATE: 11/11/11

NOTES



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: **S10881/17.2.22**

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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