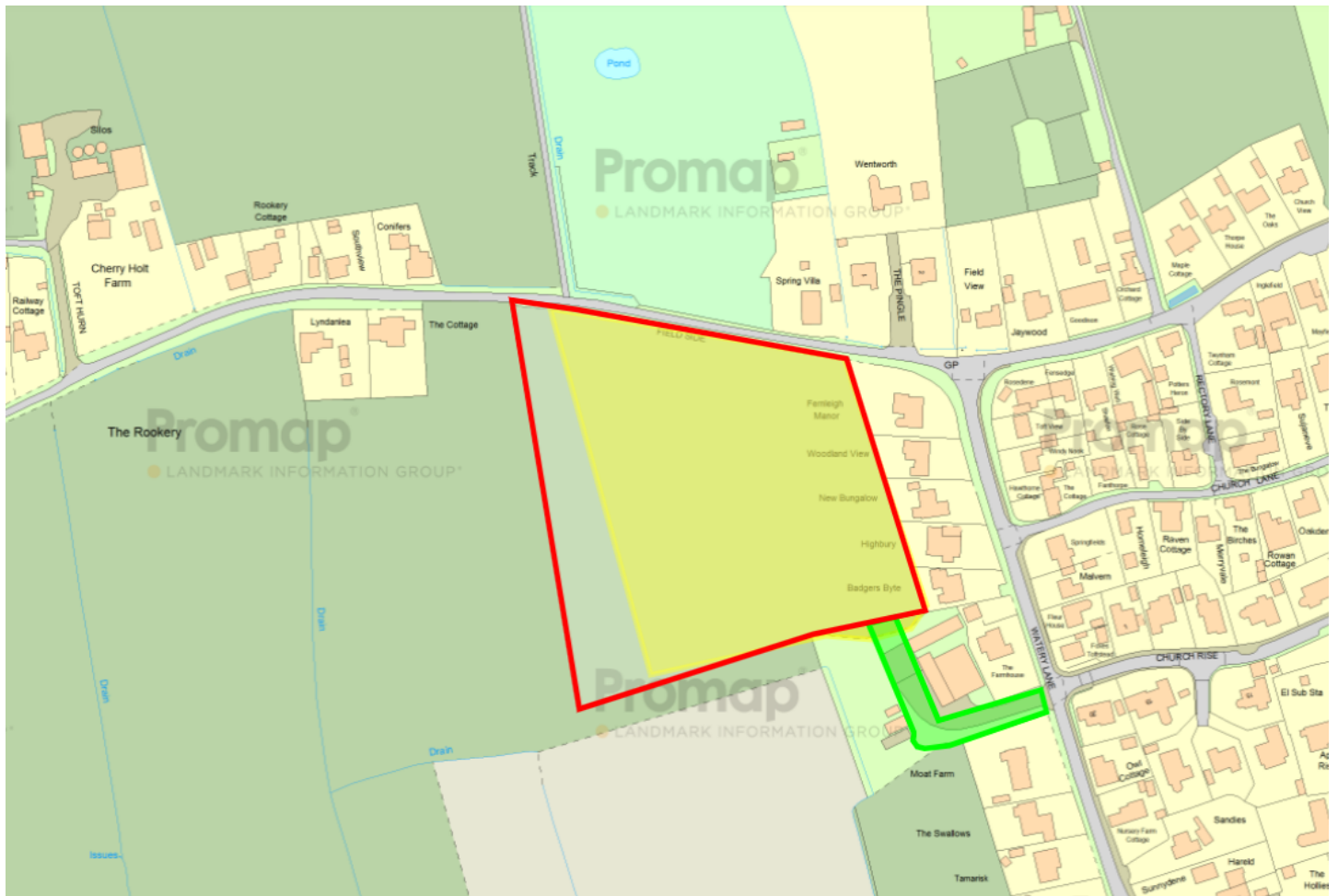


4.6 Acre Greenfield Site, Part Allocated for the Residential Development of 25 Dwellings in Popular Village

Land at Field Side | Mareham le Fen | Boston | Lincolnshire | PE22 7RS



Available Subject to a Conditional Contract for Full Planning Consent for Residential Development
Allocated in the Current Plan for Housing

For Sale Freehold with Vacant Possession
£750,000 Subject to Contract

Location...

The attractive and sought-after ancient village of Mareham-le-Fen is located approximately 6 miles to the south of Horncastle on the edge of the Lincolnshire Fens. The village features a public house, church, primary school and a number of well-regarded businesses.

The large villages of Coningsby and Tattershall are located approximately 6 miles to the west, East Keal and Spilsby approximately 7 miles to the east, Boston with a population of approximately 80,000 residents is 12 miles to the south and Lincoln 15 miles to the north-west.

Watery Lane is located in the centre of the village, the site being on the western edge with residential housing behind existing housing and fronting Field Lane to the north.

Description...

The site comprises an approximately rectangular greenfield area suitable for housing.

The field extends to around 4.6 acres and includes a residential development allocation of around 3.5 acres.

The field forms part of field allocation MLF305 part of which has planning permission for residential development for 10 houses leaving capacity of around 25 houses of a mixed nature.

The field benefits from reserved rights of access over the adjoining land to the south for vehicles and pedestrians.

Land to the south is also currently on the market and in separate ownership.

All details of the allocation are available to prospective purchasers.

Sale Terms...

The field is available to a residential development subject to a conditional contract for its purchase subject to planning.

The purchaser will be expected to enter into a contract on the basis of a non-returnable deposit of £20,000 with an agreed sale price for the land and also an agreed timeline for submission of the planning permission subject to the landowner's approval.

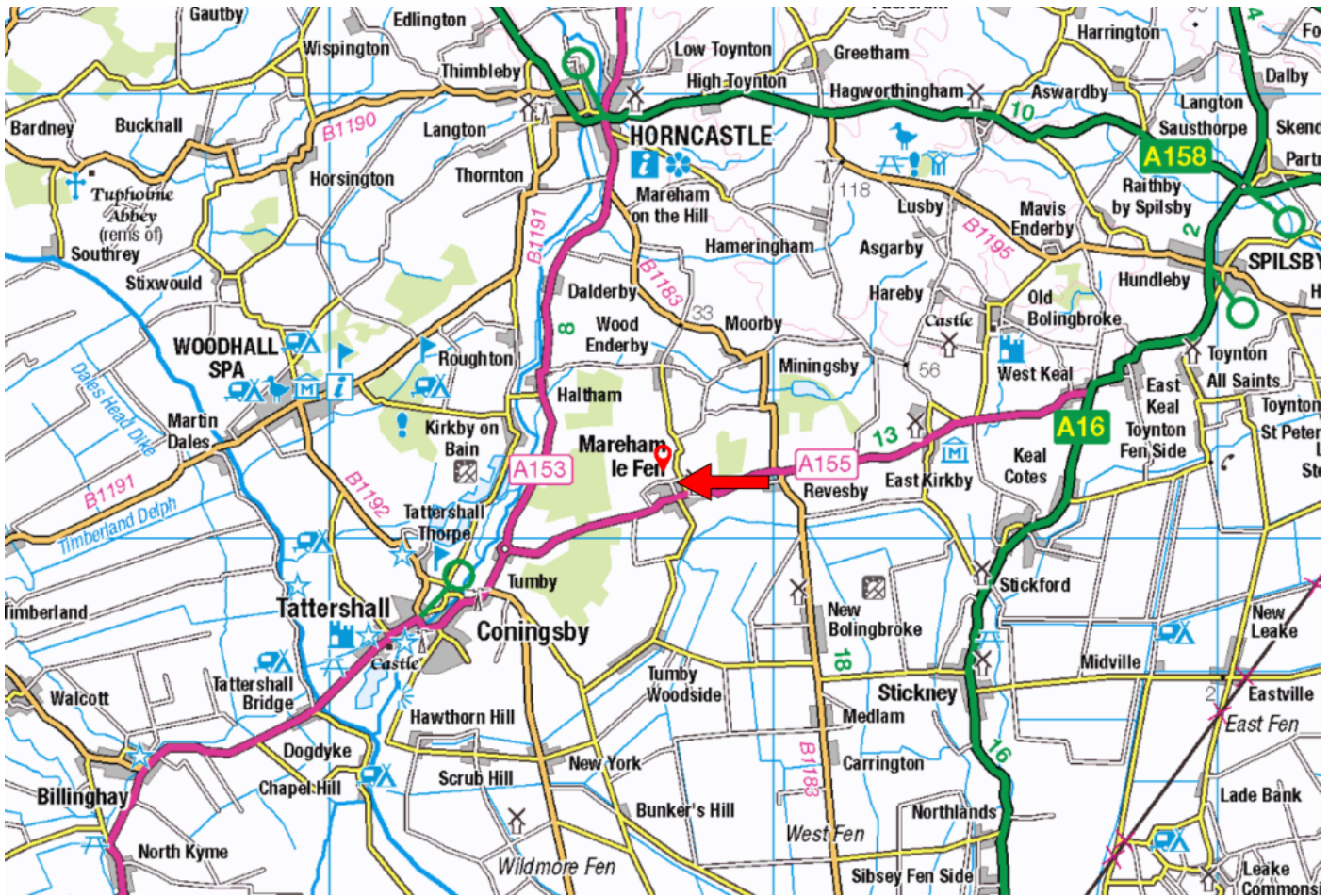
Completion will be expected to take place 21 days after the end of the judicial review period after satisfactory planning application has been determined by the local authority.

Viewing...

All viewings are to be made by appointment through the agent.

Poyntons Consultancy.

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Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

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