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BOURNE RESIDENTIAL DEVELOPMENT : 01778 420406 www.longstaff.com



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50 m
Scale 1:2500 (at A4)



Land off Monarchs Road, Sutterton, Boston, PE20 2HJ

Guide Price £200,000 Freehold

Land adjacent to existing residential development.
Opportunity for residential development (Subject to Planning)
Site Area: Approximately 2.87 Hectares (7.10 Acres)

SPALDING 01775 766766 BOURNE 01778 420406

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

LOCATION

The land is located on the Eastern edge of the village of Sutterton, which is approximately 7 miles to the South-West of Boston and 10 miles to the North-East of Spalding. Sutterton is easily accessed and has close connections to the A16, A17 and the A52.

Monarchs Road is accessed off Boston Road (B1397). The What3Words location for the land is: <https://w3w.co/rentals.belonging.questions>. The What3Words location for the entrance into the land is: <https://w3w.co/depth.barks.searched>.

DESCRIPTION

The land offers an exciting opportunity to acquire a sizeable site adjacent to existing residential development. The land offers the opportunity for development or alternative uses, subject to planning approval. The land is registered under Title Number: LL203823.

PLANNING PERMISSION

A Planning Application (B/14/0176) for 'residential development (maximum 60 dwellings)' was submitted to Boston Borough Council in 2014, but the application was refused.

An Appeal (APP/Z2505/W/15/3010682) was then submitted in 2015, but the Appeal was dismissed on 22nd March 2016. No further attempts to secure Planning Permission on the site have been made.

Copies of the Planning documents can be obtained from Boston Borough Council and interested parties are invited to make their own Planning investigations.

ACCESS

The land is accessed off Monarchs Road. Monarchs Road is presently owned by the seller, who will grant rights of access and rights to lay services etc. through it. The exact details and arrangements for access will be discussed with interested parties – please contact the selling agent for more information.

UPLIFT PROVISIONS / CLAWBACK CLAUSE:

There will be an Uplift Provision/Clawback Clause which will be triggered if Planning Permission for any alternative use is implemented, or if the use of the land is changed. The payment will be due at the rate of 50% of the uplift in value and will be limited to a period of 30 years from the date of completion. The payment will be due on the earlier of implementation of the Planning Permission or the sale of the land.

Further details, including relevant planning documents, are available upon request from the selling agents. Please contact R. Longstaff & Co LLP - 01778 420 406.

PLANS, AREAS AND BOUNDARIES

All plans, areas and boundary lines are provided and shown for identification purposes only. An accurate survey plan will be provided when a sale has been agreed.

SERVICES

There are no services currently connected to the land, but the seller is willing to grant rights to lay services through the access roadway. Interested parties are advised to undertake their own investigations.

CONDITIONAL & UNCONDITIONAL OFFERS

The seller invites offers on either a 'conditional' or on an 'unconditional' basis.

METHOD OF SALE

The property is offered for sale as seen, by Private Treaty and offers are invited. The seller may wish to invite 'Best & Final Offers' in due course.

VIEWINGS

Viewings are strictly by appointment only with R. Longstaff & Co LLP – Bourne on 01778 420 406.

TENURE

Freehold.

LOCAL AUTHORITIES

Boston Borough Council.





PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

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CONTACT

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