



Willsons

Building Plot to the Rear of 69, Boston Road, Spilsby
Guide Price £70,000

Willsons
— SINCE 1842 —

Building Plot to the rear of 69, Boston Road, Spilsby, Lincolnshire, PE23 5HH

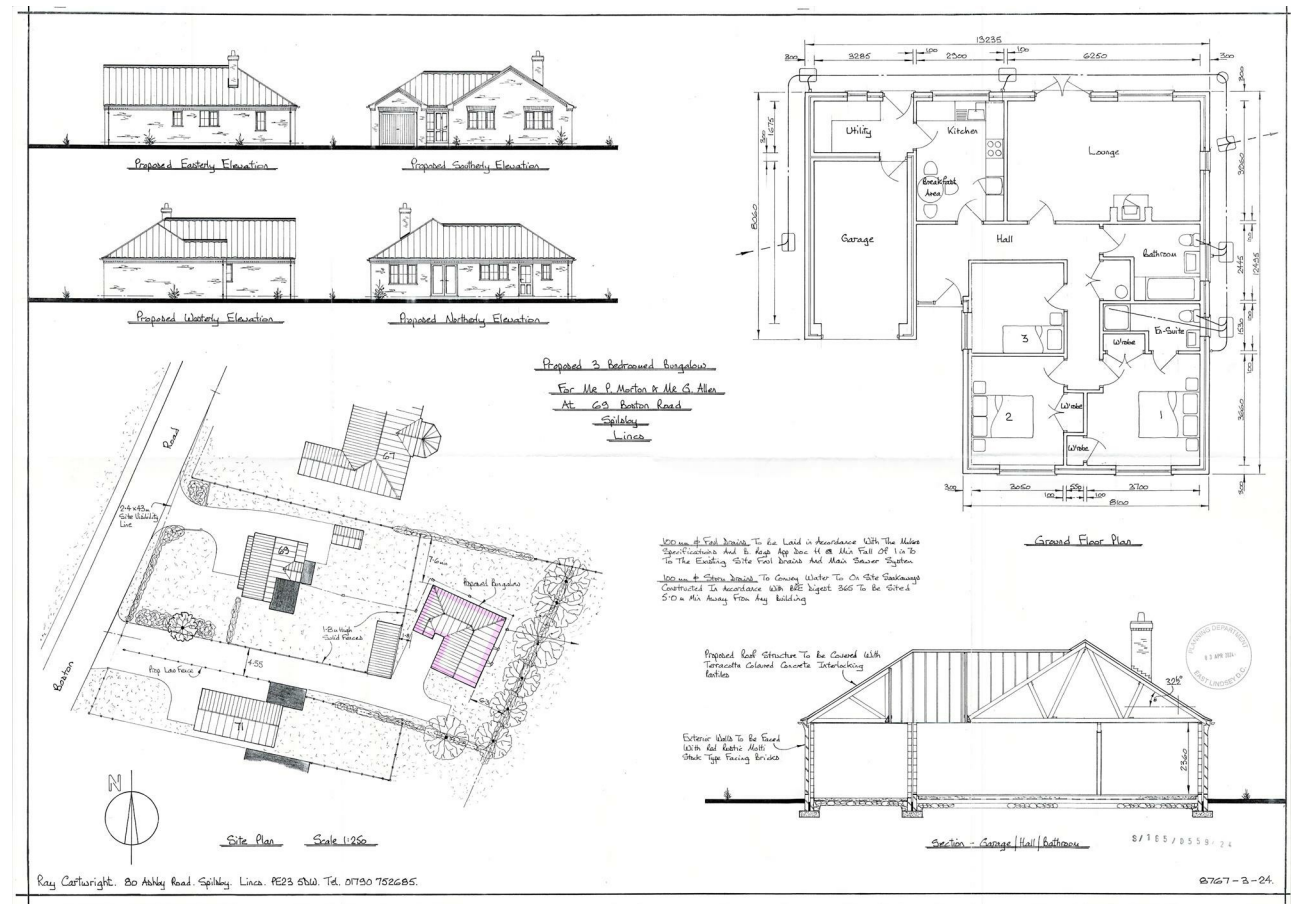
"AGENT'S COMMENTS"

Willsons are pleased to be able to offer for sale this site with full planning permission situated in the popular Market Town of Spilsby, in the eastern part of Lincolnshire

Full planning permission has been granted for this area of land which is set back from the highway however offers direct road access and a building plot to accommodate a three bedroom dwelling with an integral garage.

LOCATION

Spilsby is a historic market town situated in the Lincolnshire Wolds approximately 12 miles from the coastal resort of Skegness, approximately 17 miles north of the town of Boston and 32 miles east of the city of Lincoln. The town has primary and secondary schools, a range of local Shops, Supermarkets, Doctors and Dentists and places to eat and drink. It is situated on the Skegness to Lincoln and Mablethorpe to Boston Bus routes and holds a weekly Monday Market as well as a number of clubs for all ages.



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Full Planning Permission

Full planning permission has been granted by East Lindsey District Council for the "erection of a bungalow with attached garage and the construction of internal access road."

The Planning Application Number is S/165/01669/24 and the permission was granted on 7th January 2025.

All relevant documents relating to the Planning Application can be viewed on East Lindsey District Council website (<https://www.e-lindsey.gov.uk/Planning>).

Location & Access

Situated on Boston Road, Spilsby, the land can be found to the rear of 69 Boston Road, with direct road access to the right hand side of the property via a 5-bar gate. The location can be identified by a "For Sale" board close to the gate.

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Services

All mains services are believed to be available within the public highway. Prospective purchaser should make their own enquiries as to the availability of services.

Boundaries

The boundaries of the plots are shown on the plans submitted with the planning application. The exact position has been pegged out on site. The purchasers will be responsible for the erection of a suitable boundary fence within 6 months.

The purchaser should be deemed to have full knowledge of all boundaries and neither the vendor nor the selling agent will be responsible for defining the boundaries nor their ownership.

Plot Dimensions (approximate)

Plot: Average Width 31m. Average Length 20m.

Land & Access: Average Length 45m. Min Width 4.3m Max Width 5m.

Sporting, Timber & Mineral Rights

Sporting, timber and mineral rights are included in the sale insofar as they are owned, subject to statutory exclusions.

HM Land Registry

Currently, the development site is not registered with HM Land Registry.

Restrictions, Easements, Wayleaves & Rights of Way

All the land is sold subject to and with the help and benefit of all existing rights, including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, and all wayleaves whether referred to or not in these particulars. The adjoining property 69 Boston Road retains the right to discharge foul waste across the area of plot.

Viewing

The site may be viewed at any reasonable time during daylight hours providing a set of particulars are to hand and you have made contact with our Alford Office to leave your contact details. When viewing, interested parties are responsible for their own safety and view at their own risk.

Local Authorities

Lincolnshire County Council
Newlands, Lincoln LN1 1YW. Tel: 01522 552222.

East Lindsey District Council
The Hub, Mareham Road, Horncastle, Lincolnshire, LN9 6PH.
Tel: 01507 601111

Anglian Water - Tel: 0345 791 9155
Western Power - Tel: 0800 096 3080
British Gas - Tel: 0330 100 0056

Anti-Money Laundering

In accordance with the most recent Anti Money Laundering legislation the purchaser will be required to provide proof of identity and proof of funds to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

VAT

It is understood that the sale does not attract VAT.

Directions

From the A16 Louth to Boston road, on reaching Spilsby, turn onto the B1195 towards the town, after 350 metres, turn right into Boston Road. Continue on Boston Road for 500m. The building plot can be found on the left after 700m.

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FLOORPLAN Not to scale – For identification purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Viewing Care should be taken when viewing; you enter at your own risk. **Measurements and Photographs** Room sizes and photographs are provided for guidance only and should not be relied upon. **Services** We have not tested any services, heating system or equipment or appliances including fixtures and fittings. **Property condition** Nothing in these particulars should be deemed as a statement that the property is in good structural condition. **Inclusions** only items described in these particulars are intended for inclusion in the price. **General** These details are only a general guide to the property. They have been prepared in good faith and do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Neither Willsons nor their employees have any authority to make or give any representations or warranties whatsoever in relation to this property.

