RESIDENTIAL DEVELOPMENT OPPORTUNITY
FOR SALE

BARKER STOREY MATTHEWS

bsm.uk.com

01733 897722

Woods Nurseries, Tarry Hill, Swineshead

Boston, PE20 3LL

Price: Upon Application

Size: 2.335 Ha (5.77 Acres)

- Substantial self contained site on the edge of an attractive village
- Resolution to grant outline planning consent for 41 dwellings
- Site extending to around 2.335 hectares (5.77 acres) or thereabouts
- Offers invited for the freehold interest

LOCATION

Swineshead is an attractive village located approximately 7 miles west of Boston. It is one of 18 parishes within the Borough of Boston and at the 2011 census, the population was 2,810.
The village is accessed from the A52 or A17, which connect to the major A15, A16 and A17 routes. Public transport serves the village, the train station is located to the north, next to Swineshead Bridge and regular bus routes pass through Swineshead.
The site is accessed from a new access road off Station Road to the north of the village. Swineshead benefits from a mixed selection of housing types and is well served by a post office, shops a church, schools and a number of pubs and restaurants.

SITE DESCRIPTION

The site is currently occupied by Woods Nurseries, a commercial horticultural nursery. The existing buildings on site are predominantly horticultural greenhouses and total approximately 118,500sqft.

The vendors will dismantle and remove the glass structures, leaving a cleared site.

At its western end, the site adjoins the gardens of existing residential properties. The site is otherwise bordered on all other sides, by agricultural fields.

Adjacent to the south-western corner of the site, there is a new Co-op convenience store and associated car parking and servicing area under construction. Co-op will also construct an access road to be built to an adoptable standard.

SITE AREA

The property comprises a site extending to approximately 2.335 hectares (5.77acres) in total or thereabouts subject to final survey. The boundaries indicated on the attached plans are for guidance only and are subject to title verification. Further detail available from the agents.

PLANNING

Boston Borough Council have resolved to grant outline planning consent for the development of 41 dwellings (including 8 affordable units) under application number B/17/0244

The proposed scheme will be used for housing, car parking, gardens, roads, pathways and public open space.

The site will include a range of individual plots made up of detached houses to the North outer edge of the site, bungalows located to the West adjacent to neighbouring houses and a range of semi detached and townhouses at the centre of the site. This arrangement gives a mix of house types reflecting the character of Swineshead. The areas of developed space proposed on this site are made up of dwellings, courts and gardens. The public space will be made up of roads, pathways, with an area to the west and a ribbon of green public open space to the east of the site.

SERVICES

We understand that the existing property on site benefits from mains electricity and water. Mains Gas is available in the street nearby. Services run under the pavement of the new access road and there are rights to connect in or lay underneath the footpath. Conduits are available for up to 100 properties. Further details available from the agents and interested parties are advised to make their own enquiries of utility providers as to the availability of services and drainage provisions to site.

ADDITIONAL INFORMATION

A full technical pack is available to download, login details available from the agents. The technical pack will include the following :

- Topographical Survey
- Transport assessment
- Phase 1 Environmental report
- Flood Risk Assessment
- Biodiversity Survey & report
- Heritage Assessment

(Continued on page 3)

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office

(Continued from page 2)

- Planning application form
- Design and access statement
- Supporting documentation
- Ground condition survey (TBA)
- Report on title
- Site plans and photographs

Other Documents

Copies of supporting documents are available upon request.

Interested parties are also advised to visit the application website:-

http://www.boston.gov.uk/index.aspx?articleid=6208&ApplicationNumber=B/17/0244

FREEHOLD FOR SALE

Offers are invited for the freehold interest with vacant possession, on the basis of the outline planning consent as granted. Bids are invited for the site as a whole only

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

We are advised by our clients that VAT will not be chargeable on the land prices agreed.

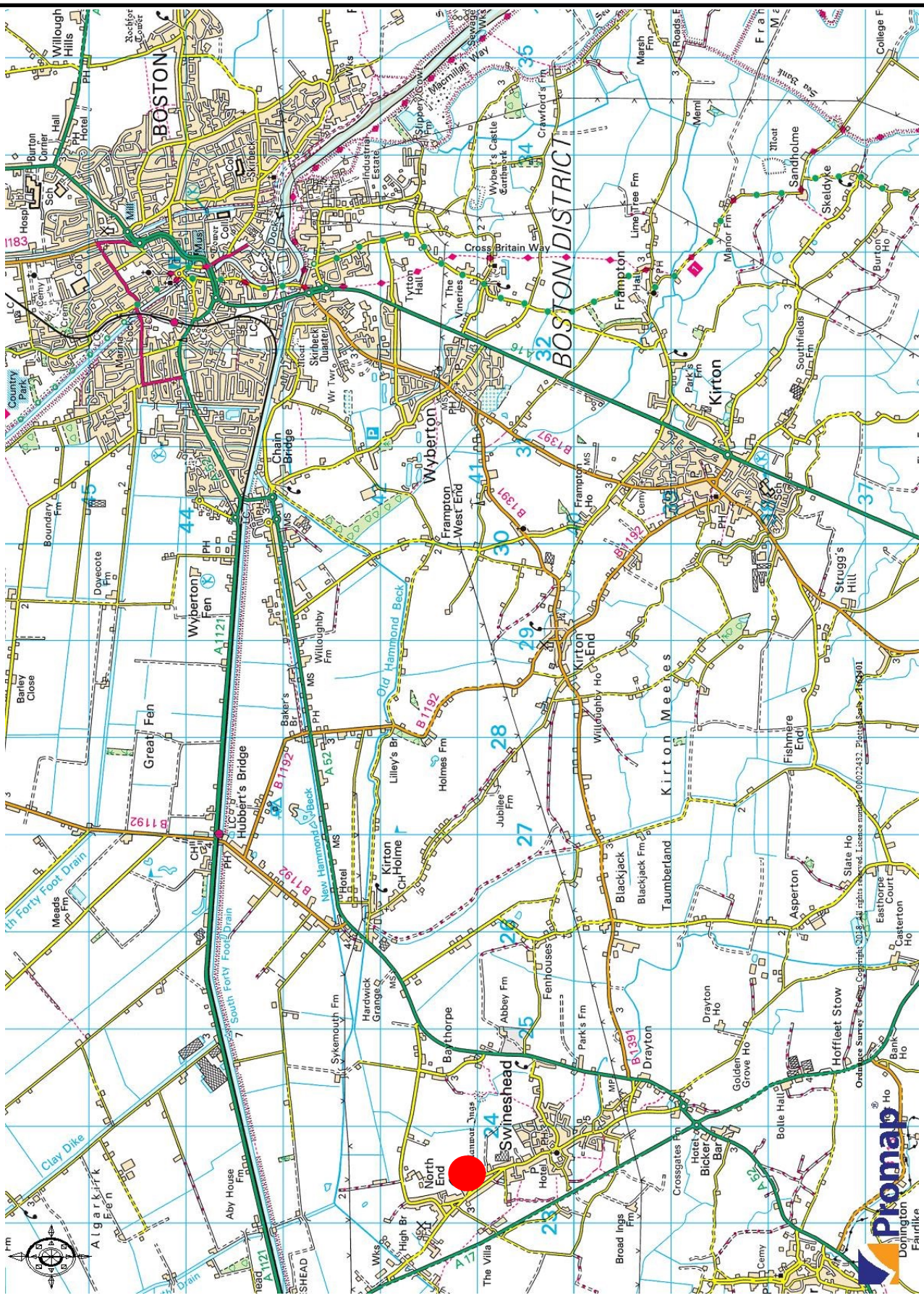
VIEWING

Accompanied access is available to site but strictly by prior appointment. Further details, please contact the agents:-

Barker Storey Matthews
The Lawns, 33 Thorpe Road,
Peterborough PE3 6AB
Contact:-
Tony Barker ajb@bsm.uk.com
Or
Simon Burton sb@bsm.uk.com
(01733) 897722

4W178
180216

Note: Barker Storey Matthews is the trading name of BSMH Ltd. Reg No. 2566342. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. NIA Refers to Net Internal Area. Where appropriate or stated IPMS 3 relates to the International Property Measurement Standards 1st Edition. A definition can be found at: www.ipmsc.org/standards/office



ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED. THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE NO. 100003928. AERIAL PHOTO COPYRIGHT GOOGLE, IMAGERY COPYRIGHT GETMAPPING PLC, MAP DATA COPYRIGHT 2017 GOOGLE

BARKER STOREY MATTHEWS

bsm.uk.com

ORDNANCE SURVEY PLAN

THIS PLAN IS REPRODUCED FROM THE ORDNANCE SURVEY MAP WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, © CROWN COPYRIGHT RESERVED.

THIS PLAN IS PUBLISHED FOR IDENTIFICATION PURPOSES ONLY AND ALTHOUGH BELIEVED TO BE CORRECT, ITS ACCURACY IS NOT GUARANTEED AND IT DOES NOT FORM PART OF ANY CONTRACT. LICENCE NO. 100003928

BARKER STOREY MATTHEWS

bsm.uk.com