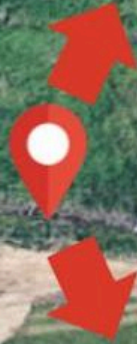


INDICATION OF PHASE 2



INDICATION OF PHASE 1

**Phase 1 & 2, Land to the North West of Ivy House, Chain Bridge Road, Boston,
Lincolnshire, PE21 7LE**

Guide Price £995,000

13 Units with Full Planning Consent. Guide £995,000

The Approval:

An outstanding opportunity to acquire a consented residential site with full detailed planning for **13** high-quality homes.

Phase 1:

Reserved matters approved for **five** individually designed executive detached dwellings, each with a double garage, set around a secure private access road. The site layout forms a courtyard-style development enhanced by new tree planting along the avenue.

Coordinates: 52°58'04.3"N 0°02'40.8"W

Planning Ref: B/21/0547

[View Phase 1 Planning Application](#)

Phase 2:

Full permission granted for **eight** individually designed detached homes as a continuation of Phase 1.

Coordinates: 52°58'06.8"N 0°02'41.8"W

Planning Ref: B/23/0176

[View Phase 2 Planning Application](#)



The Site:

The land is currently flat grazing land in an area designated for residential development. The layout, access, and landscaping have been carefully designed to meet modern market demand while offering long-term appeal.

The seller advises that the site can be split, allowing each phase to be purchased separately.

Gross Development Value (GDV)

(Provided by local agents active in the Boston market. Full breakdown available on request.)

- Phase 1 (Plots 1–5): **£3,190,000**
- Phase 2 (Plots 1–8): **£3,625,000**
- **Total Estimated GDV: £6,815,000**

Excludes additional areas above garages. Example: garage + room over = approx. 56.9 sq m (612.5 sq ft)

Additional Information:

Tenure: Freehold

CIL/S106: No S106

VAT: No

Restrictive Covenants: TBC

Rights Of Way/Easements: £10,000 easement for surface water drainage managed by the IDB

Utility Connections: TBC

TPO's: TBC

Viewings:

The site is visible from the roadside and can be viewed externally at any time.

Information provided by Allen Heritage Limited is given in good faith but without warranty. All parties must rely on their own enquiries and carry out independent due diligence before making any offer.

Location:

Chain Bridge Road, Wyberton, is just minutes from central Boston, combining accessibility with a peaceful village-edge setting.

- Close to local schools, amenities, and supermarkets
- Excellent access to A16 and the surrounding road network
- Approx. 10 minutes to Boston Railway Station

Further Information & Contact

Planning documents attached to email

The Land Team

land@allenheritage.co.uk

Computer generated image of an approved dwelling

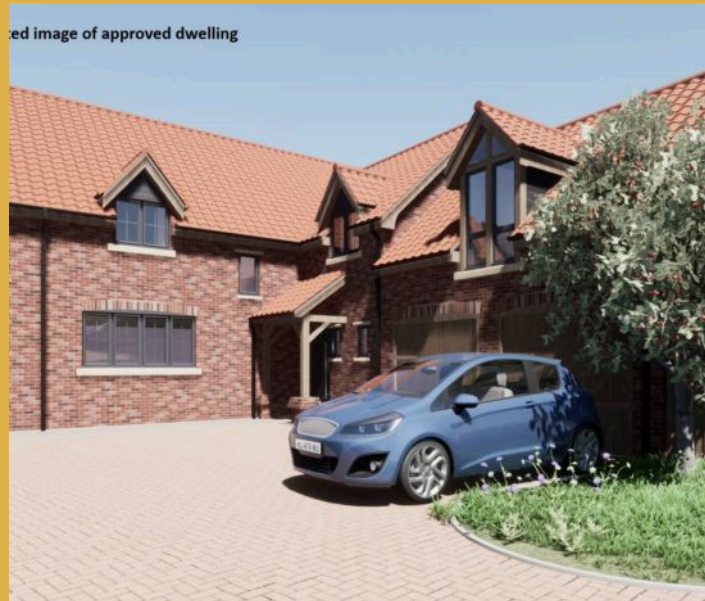


< PHASE 1 CGI'S

Computer generated image of approved dwelling



Computer generated image of approved dwelling

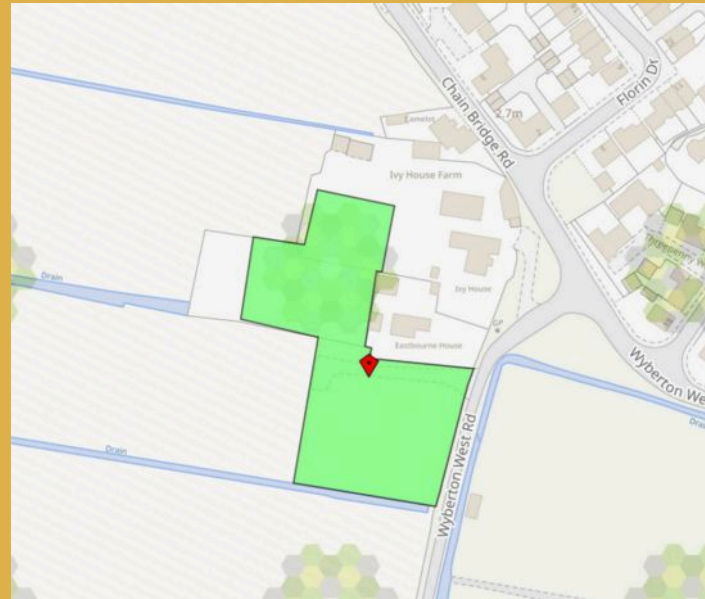
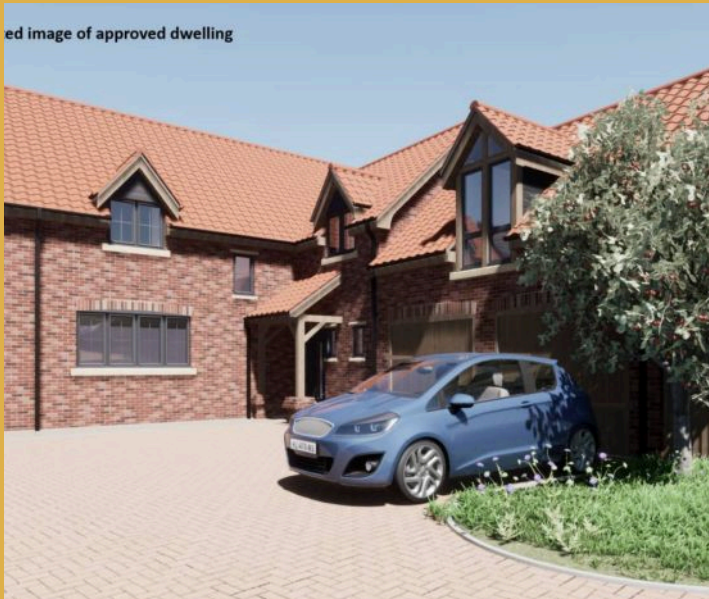


Computer generated image of approved dwelling



< PHASE 1 CGI'S

ed image of approved dwelling





IDE ELEVATION - NORTH