

Barns for Residential Conversion with Permitted Development Rights in Rural Location Set in 0.82 Acres

Hilldyke Farm | Hurn Road | Boston | Lincolnshire | PE22 0TF



Existing Buildings Extending to 175m², 1,885ft² approximately
Located in 0.82 Acres, 0.33 Hectares

For Sale Freehold with Vacant Possession Without Tie
£195,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

Located approximately 3 miles to the north of Boston, close to the A16 trunk road heading north towards Grimsby.

Boston is a bustling market town with twice weekly markets and is seen as the centre of the local agricultural area, being located approximately 120 miles to the north of London, 35 miles to the south-east of Lincoln and 30 miles to the north-west of Kings Lynn.

The farm is located to the north of Hurn Road, north of Boston.

Description...

The barns form a traditional stable block design and are of a conventional construction under a pitched pantile roof.

The property has two additional farm buildings which are suitable for a range of uses.

The buildings will require extensive renovation for a residential conversion. Full plans are available on request or can be downloaded directly from the East Lindsey District Council planning portal.

Services...

The property will be sold with separate electricity and water connections.

Planning...

Planning was approved on the 26th of February 2019 by East Lindsey Council.

The approved layout is for a 2 bedroomed single story dwelling with a large open plan kitchen diner and lounge.

Planning Reference: S/152/02418/18.

Outside...

The property sits in a generous plot extending to approximately 0.82 acres subject to survey.

Part of the land included in the sale is arable land forming part of our client's land holding as per the plan attached to these particulars.

Tenure...

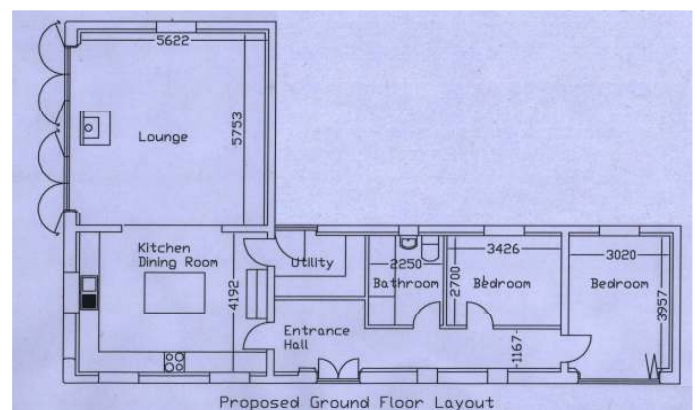
Freehold with Vacant Possession.

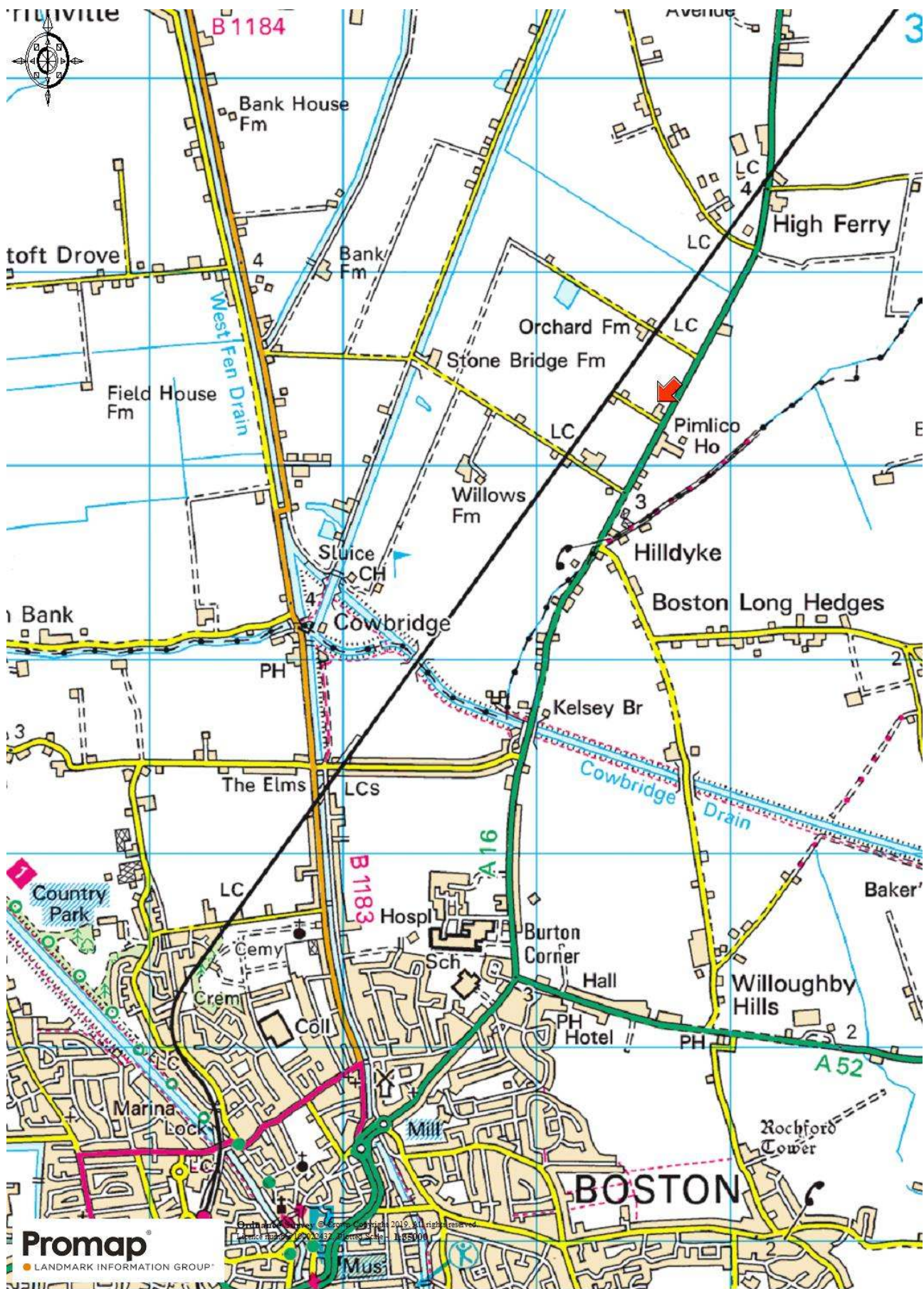
Viewings...

Viewing is strictly by appointment through the Agent.

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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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