



FOR SALE: RESIDENTIAL DEVELOPMENT LAND & ADJACENT ARABLE LAND
Main Road, Stickney, Boston, Lincs. PE22 8AY

BELL

GREENFIELD RESIDENTIAL DEVELOPMENT LAND AND ADJACENT BARE ARABLE LAND ENJOYING A SEMI RURAL EDGE OF VILLAGE LOCATION WITH AN EXTENSIVE OPEN WESTERLY ASPECT



- DEVELOPMENT LAND
Approx. 3.5 acres (1.4 ha)
- ARABLE LAND
Approx. 11.5 acres (4.63 ha)
- OUTLINE PLANNING CONSENT FOR 9 DETACHED DWELLINGS
- AN ATTRACTIVE LOW DENSITY SCHEME ON A LEVEL BARE SITE READY FOR IMMEDIATE DEVELOPMENT
- ADJACENT ARABLE LAND INCLUDED IN THE SALE, WITH NO OVERAGE AND MAY HAVE SOME LONG-TERM HOPE FOR DEVELOPMENT
- A NEIGHBOURING 4-BED DETACHED BUNGALOW MAYBE MADE AVAILALE BY SEPARATE NEGOTIATION



LOCATION

Stickney is a large Fenland village, situated on the A16 approx. 8 miles north of Boston, 10 miles south-east of Horncastle & 8 miles south of the smaller market town of Spilsby.

The village is predominantly linear in form, centered along the A16 and has both a primary and secondary school, GP surgery and Fish & Chip shop.

The land fronts the A16, at its western side on the northern edge of the village and is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

A level block of bare arable land, extending to approx. 15 acres in total, within which 3.5 acres having planning consent for residential development.

The land enjoys an open westerly aspect with frontage and proposed access from the A16, between existing bungalows.

The approved layout is for a low-density scheme of 9 detached dwellings, set on spacious plots. Incorporated within the layout is an area of open space and attenuation pond, which further enhances the rural setting.

Beyond the development land is a further 11.5 acres within established boundaries, which may have some hope for long term development.

TOWN AND COUNTRY PLANNING

Outline Planning Permission for the erection of 9 dwellings was granted by East Lindsey District Council under Ref: 03662/25/OUT on the 20th May 2026.

The planning documents can be viewed online at:- www.e-lindsey.gov.uk/applications

Further enquiries should be directed to:

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

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The land is sold subject to and with the benefit of all existing easements, wayleaves and rights of way, whether or not mentioned in these particulars.

The land also has the benefit of a right of way for all purposes from the A16 – over the neighbouring garage premises to the north.

SERVICES

Main electricity, water and drainage are available in the village. There is provision for a foul pumping station on site. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

TERMS & TENURE

The land is offered for sale freehold, as a whole with full vacant possession on completion. Offers on either a conditional or unconditional basis will be considered. The arable land beyond the area with planning consent is included in the sale with no overage.

Adjacent Bungalow:- An adjacent bungalow at the site frontage, known as Minton, may be made available with a sale of the land by separate negotiation. This is a detached brick and tiled four-bedroom bungalow with a GIFA of approx. 1,500 sqft (139.35 sqm) and integral double garage.

VIEWING

At any time on site.

PRICE

OIRO £565,000

For further information contact:

Commercial Department

Agent: Colin Low

Old Bank Chambers, Horncastle LN9 5HY

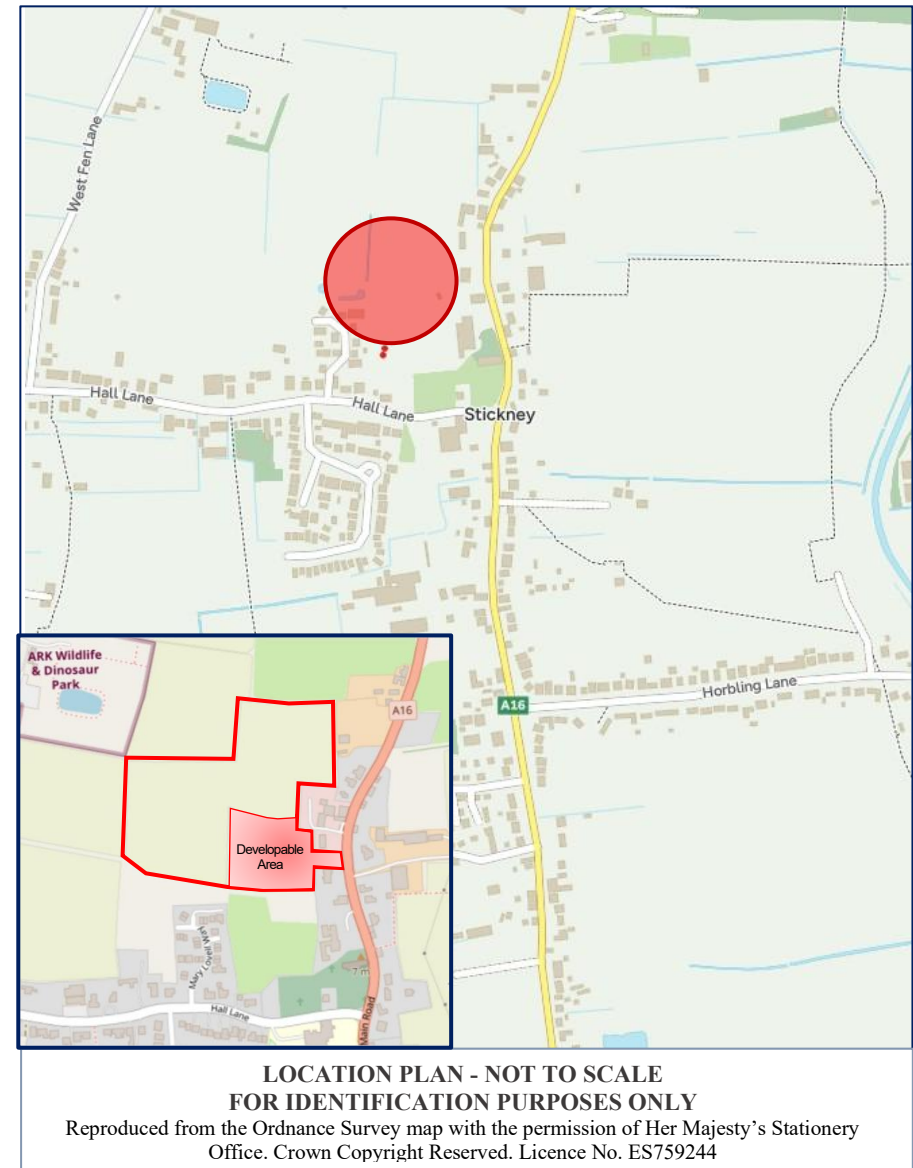
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These particulars were prepared September 2026



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