

FREEHOLD LAND FOR SALE - DEVELOPMENT OPPORTUNITY

# Land to the West of The Hammer & Pincers

Swineshead Road, Wyberton Fen, Wyberton, Boston PE21 7JE



Indicative Plan

## Key Highlights

- Site area of 0.302 acres (0.122 ha)
- Land surplus to pub requirements
- Opportunity for various uses (STP)
- Potential for residential or commercial development (STP)
- Freehold unconditional and conditional offers invited (STP)

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Square Southampton SO15 2BZ

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## Location

The land to the west of The Hammer & Pincers, Swineshead Road, Wyberton Fen, Wyberton, Boston PE21 7JE is situated on the outskirts of Boston, approximately 2 miles south-west of the town centre.

The site benefits from excellent road access via the A52, linking directly to the A16 and A17 for routes towards Spalding, Grantham, and Lincoln. Boston railway station is around 2 miles away, offering regular services to Nottingham, Grantham, and beyond. Local bus services also operate along Swineshead Road, providing convenient connections into Boston and surrounding villages.

## Description

The potential development site to the west of The Hammer & Pincers covers about 0.302 acres (0.122 ha) of surplus land that is no longer required for the pub's operation. The site is level and surfaced with grass.

## Tenure

Freehold subject to vacant possession.

## Planning

The property is not listed and does not fall within a conservation area. It is situated inside the settlement boundary, however, it lies within Flood Zone 3.

## Local Authority

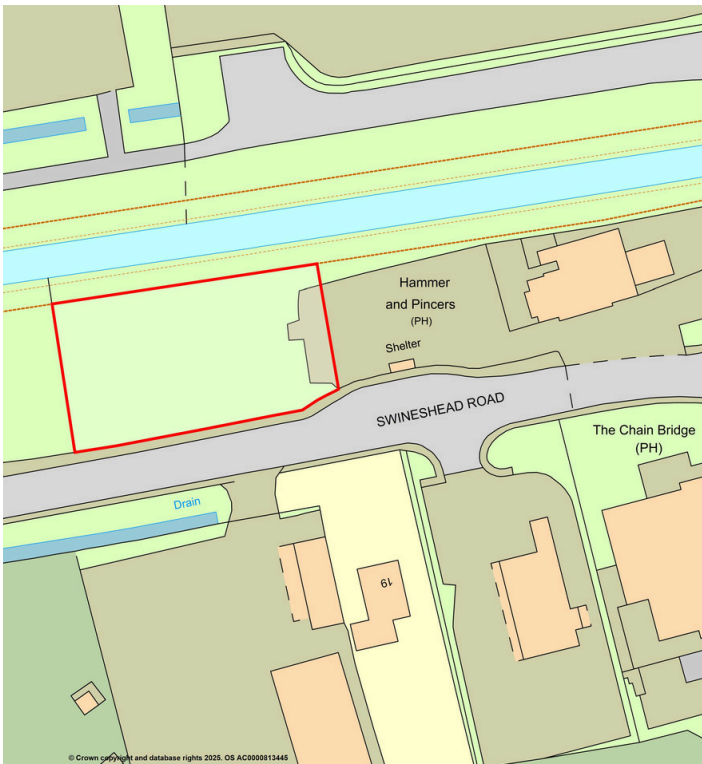
Boston Borough Council

[www.boston.gov.uk](http://www.boston.gov.uk)

### Location Map

### Streetview

### What3words



Site boundary for indicative purposes only



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## Services & Rights

All parties are advised to make their own enquiries regarding the serviceability of the land.

## Guide Price

Offers are invited on an unconditional and conditional basis (STP).

## VAT

VAT may be applicable at the prevailing rate.

## Viewing

Where appropriate, we recommend interested parties carry out a discreet inspection of the site. We kindly request that no approaches are made to the publican, staff or the business directly, where applicable.

## AML

Regulations require Savills to conduct various checks on purchasers and tenants. Further details are available upon request.

## CONTACTS

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