

BOSTON, LINCOLNSHIRE PE21 7HW



AN EXCITING, STRATEGICALLY LOCATED
MIXED-USE DEVELOPMENT SURROUNDING A
STUNNING NEW COMMUNITY STADIUM
FOR BOSTON UNITED FOOTBALL CLUB

PRIME SERVICED RESIDENTIAL LAND FOR SALE

FULLY SERVICED PARCELS FROM 4 ACRES UPWARDS WITH EXCELLENT LINKS TO TOWN CENTRE

A rare opportunity to acquire various sized parcels of prime fully serviced residential development land without any Affordable Housing element or major financial contributions in respect of health, education, highways or water. All served off a newly constructed road network accessed directly off the A16.

The Quadrant is an exciting mixed-use development located immediately to the south west of the thriving market town of Boston, and extending to some 28.09ha (69.4 acres). The site is adjacent to the A16, which includes extensive frontage and excellent visibility for all commercial sites on the development, providing excellent screening and facilities for the residential element of the scheme.



A stunning new community stadium for Boston United Football Club is under construction with completion scheduled for 2020.

The residential element of the scheme will comprise approximately 500 new homes of which Phases 1 and 2, extending to some 150 dwellings are nearing completion. There are a variety of commercial uses including Travelodge, Costa Coffee, Greggs, Burger King and a petrol filling station with Spar and further opportunities available.

The aspiration for the proposed development is for it to have a 'Lincolnshire village' feel, reflecting the location of the site at the edge of the town and the settlement of Wyberton.

The new road infrastructure is nearing completion and the development of parts of the residential element of the scheme have been completed or are under construction, including the overall Affordable Housing obligation for the scheme, by Chestnut Homes.

PLANNING

The scheme provides a 'hybrid' development and Boston Borough Council granted planning permission in August 2014, subject to the signing of a Section 106 Agreement. The outline consent provided for approximately 500 homes, seven commercial/leisure use sites totalling approximately 2,200 sq m (Class A3, A4 and A5); a food store (Class A1) of approximately 7,000 sq m; a petrol filling station and a site for a 60 bed hotel. Copies of the relevant planning documentation can be found on the dedicated website www.thequadrantboston.co.uk. There is no Community Infrastructure Levy payable.

AVAILABLE PLOTS

The attached indicative layout plan shows the plots and their approximate size and position which are currently available.

TENURE & METHOD OF DISPOSAL

Freehold with vacant possession. Offers are invited for one or more of the areas detailed within these marketing particulars.

HIGHWAYS

The main road infrastructure is being constructed by Chestnut Homes throughout the development.

SERVICES

All sites are fully serviced with water, gas, gravity drainage systems, electricity and BT telecoms. Please note that that all off site contributions have been met by Chestnut Homes and there are only on site contributions remaining.

VIEWING

The site can be viewed from the road, however, please note that the site is currently under construction so access to the site must be arranged through the selling agent.

FURTHER INFORMATION

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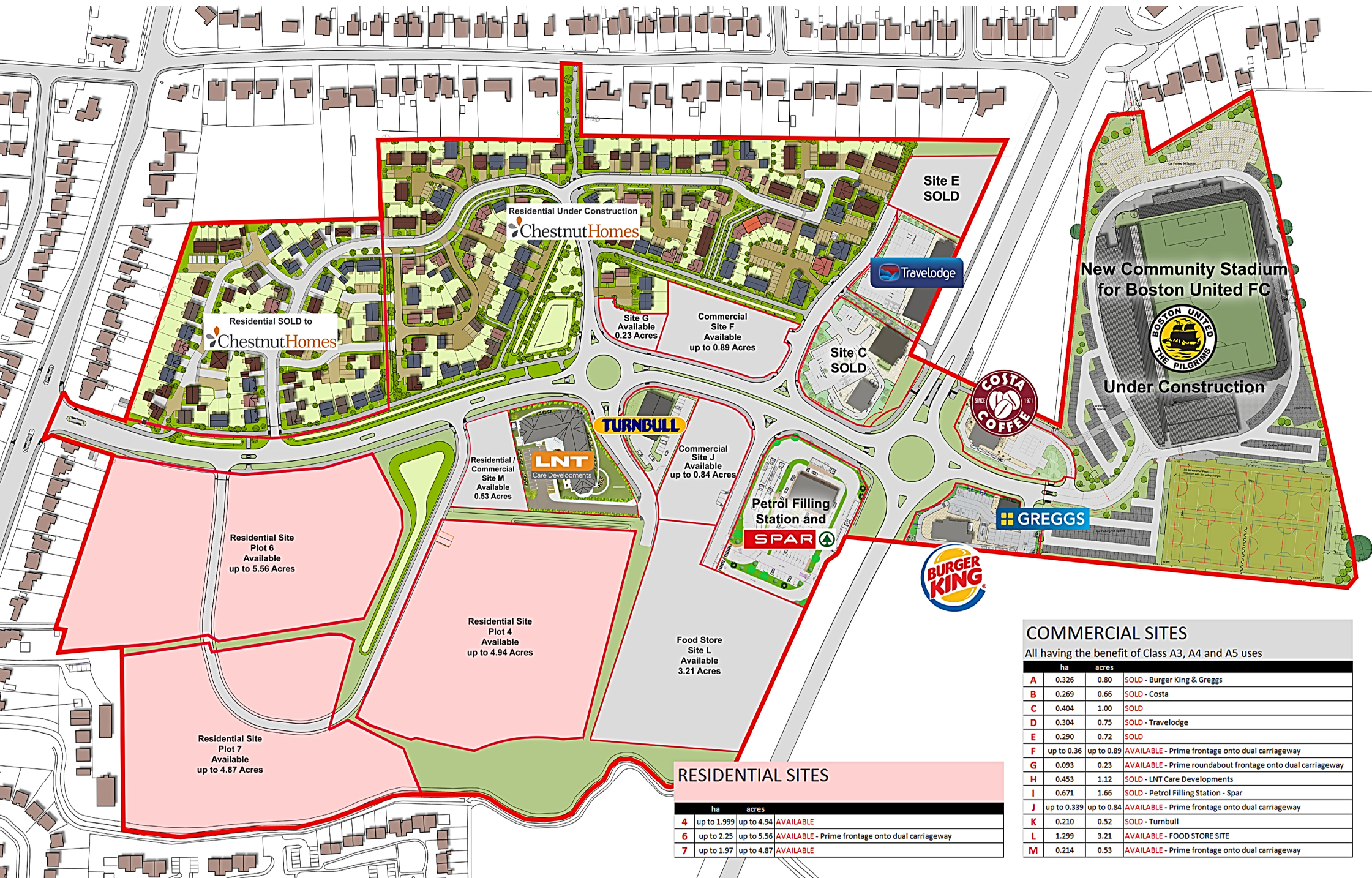
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RESIDENTIAL SITES

	ha	acres	
4	up to 1.999	up to 4.94	AVAILABLE
6	up to 2.25	up to 5.56	AVAILABLE - Prime frontage onto dual carriageway
7	up to 1.97	up to 4.87	AVAILABLE

COMMERCIAL SITES

All having the benefit of Class A3, A4 and A5 uses

	ha	acres	
A	0.326	0.80	SOLD - Burger King & Greggs
B	0.269	0.66	SOLD - Costa
C	0.404	1.00	SOLD
D	0.304	0.75	SOLD - Travelodge
E	0.290	0.72	SOLD
F	up to 0.36	up to 0.89	AVAILABLE - Prime frontage onto dual carriageway
G	0.093	0.23	AVAILABLE - Prime roundabout frontage onto dual carriageway
H	0.453	1.12	SOLD - LNT Care Developments
I	0.671	1.66	SOLD - Petrol Filling Station - Spar
J	up to 0.339	up to 0.84	AVAILABLE - Prime frontage onto dual carriageway
K	0.210	0.52	SOLD - Turnbull
L	1.299	3.21	AVAILABLE - FOOD STORE SITE
M	0.214	0.53	AVAILABLE - Prime frontage onto dual carriageway