

DEVELOPMENT LAND

FOR SALE



**Plot K, The Quadrant, Wallace Way, Wyberton, Boston
PE21 7HW**

#1225868/2025B

Eddisons

PLOT K, THE QUADRANT

WALLACE WAY, WYBERTON, BOSTON, PE217HW



Agreement

For Sale



Detail

Development Land



Price

OIRO £300,000



Size

0.52 acres (0.21 hectares)



Location

Boston, PE217HW



Property ID

#1225868/2025B

For Viewing & All Other Enquiries Please Contact:



WILLIAM WALL
BSc (Hons) MRICS
Director

will.wall@eddisons.com
07717 546269
01522 544515



CHARLIE TASKER

Trainee Surveyor
charlie.tasker@eddisons.com
07974 470966
01522 544515

Site

The site comprises a prominent corner plot of relatively developed land.

Area

Having measured the site in accordance with the prevailing RICS Code of Measuring Practice, we calculate that the plot has the following site area:

Area	Acres	Hectares
Total	0.52	0.21

Services

We understand that mains services, including water and electricity are available in the surrounding area but not necessarily connected to the site. Further details are available on request.

The services have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the site has consent for the development of a kitchen showroom under Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

Charging Authority: Boston Borough Council
Description: To be assessed
Rateable Value: To be assessed

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The plot of land is available **For Sale** Freehold and free of builder tie.

Price

OIRO £300,000

VAT

VAT will be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti Money Laundering checks undertaken by the agents prior to the instruction of solicitors. Further information regarding these requirements will be provided in due course.

Agents Note

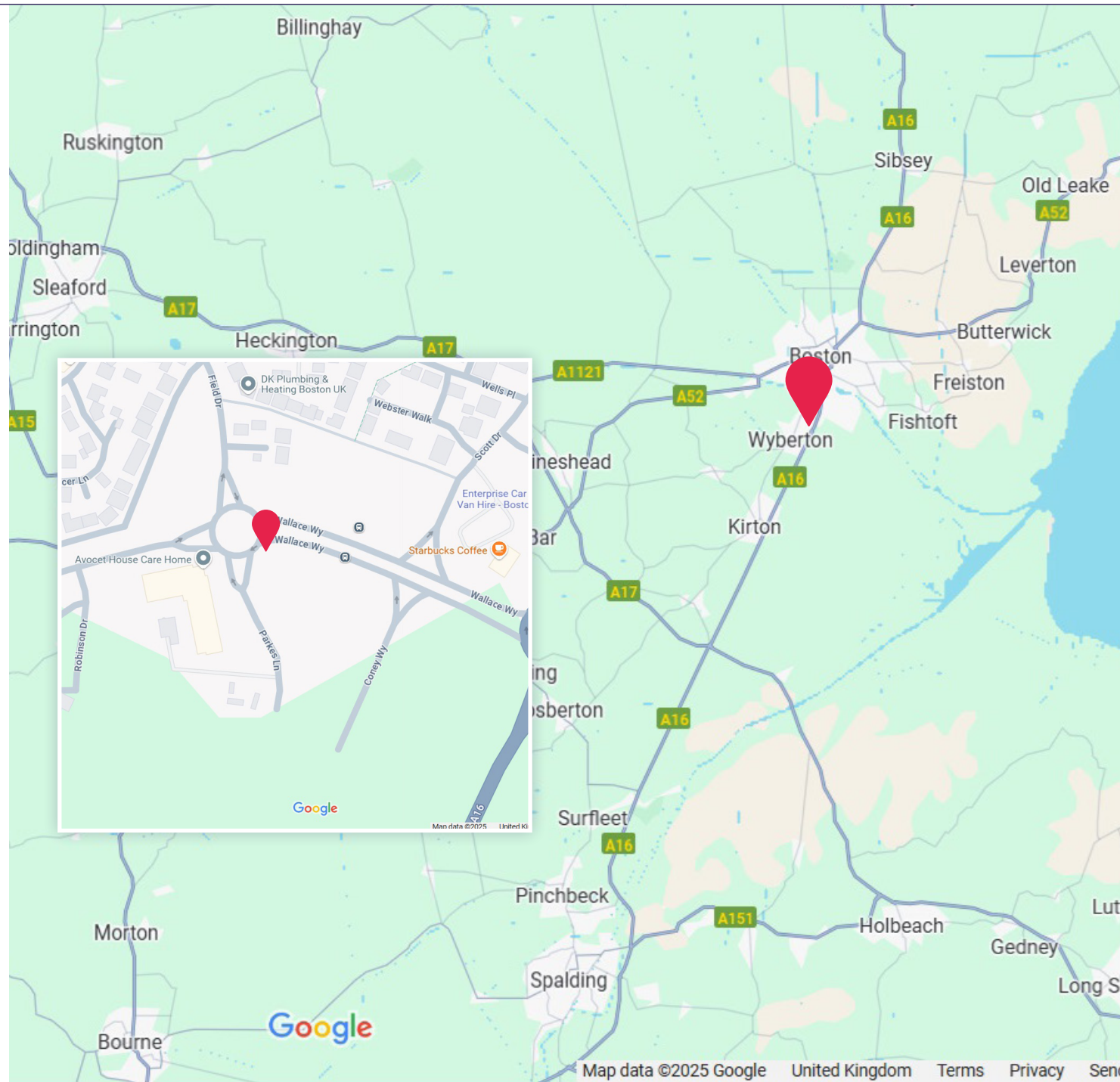
The property is subject to a use restriction limiting it to retail sales under Class E(a) (formerly A1) of the Town & Country (Use Classes) Order 1987 (as amended 2020) with specific prohibition on the sale of food and beverages.

Location

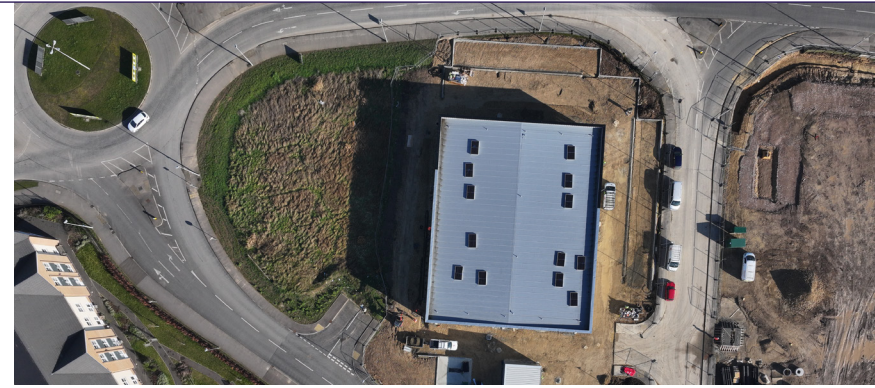
The plot occupies a prominent position immediately adjacent to a brand new Kia car showroom, forming part of The Quadrant development, which extends to over 69 acres.

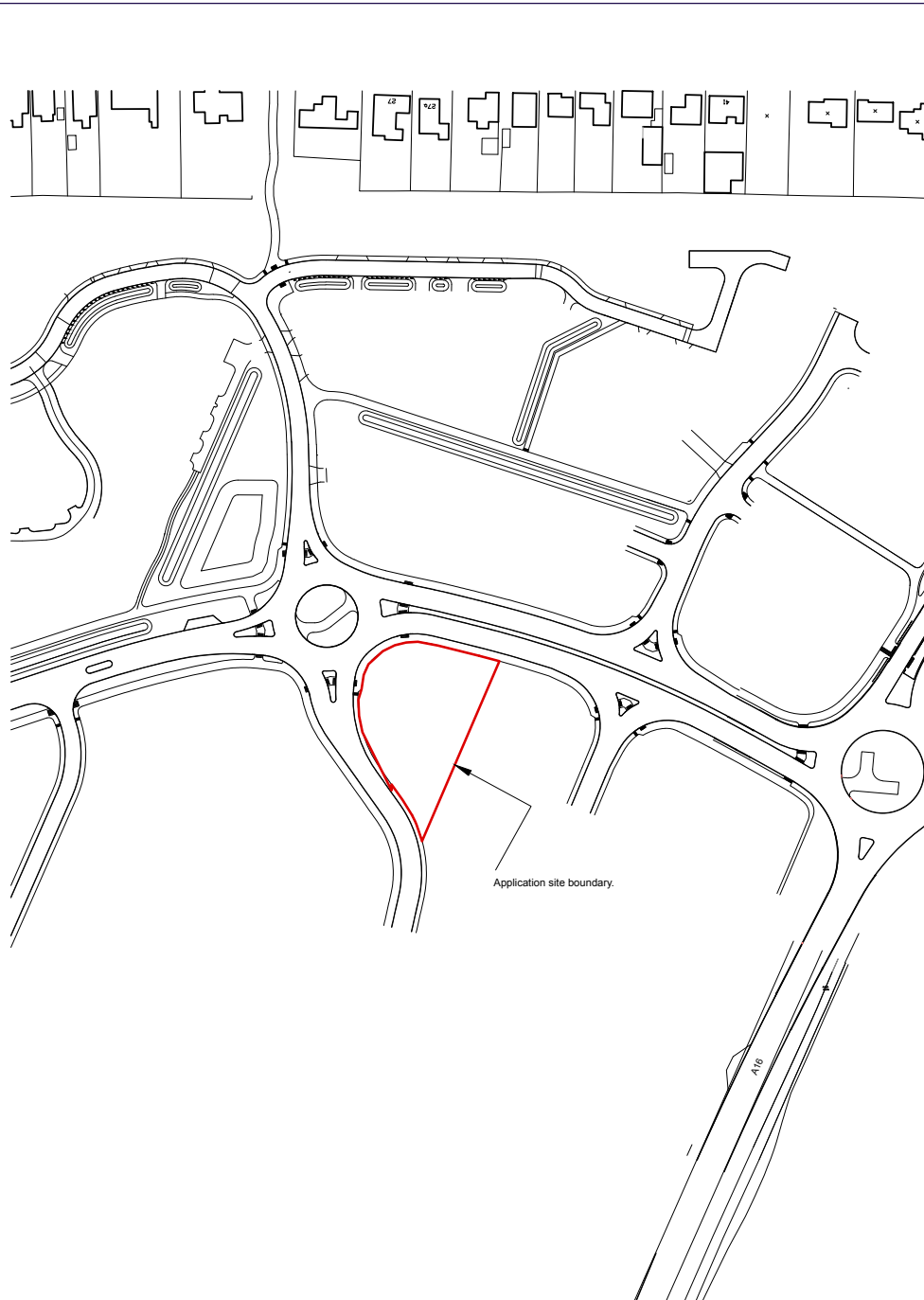
This development already includes over 150 homes, the Boston United Football Club stadium, Travelodge hotel, Costa Coffee, Greggs, Papa Johns, Starbucks and Burger King roadside uses.

Boston, at the heart of the UK Food Valley, benefits from a port and is only 30 miles from the A1 to Grantham. The town has a resident population of 45,347 (2021).









Block Plan 1:1250



Site Location Plan 1:2500

Amendments

SDA

STEVEN DUNN ARCHITECTS
 T: 01526 860757 E: steve@stevendunnarchitects.co.uk
 HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

PROJECT DETAILS

Proposed New Showroom at
 The Quadrant, Boston

CLIENT

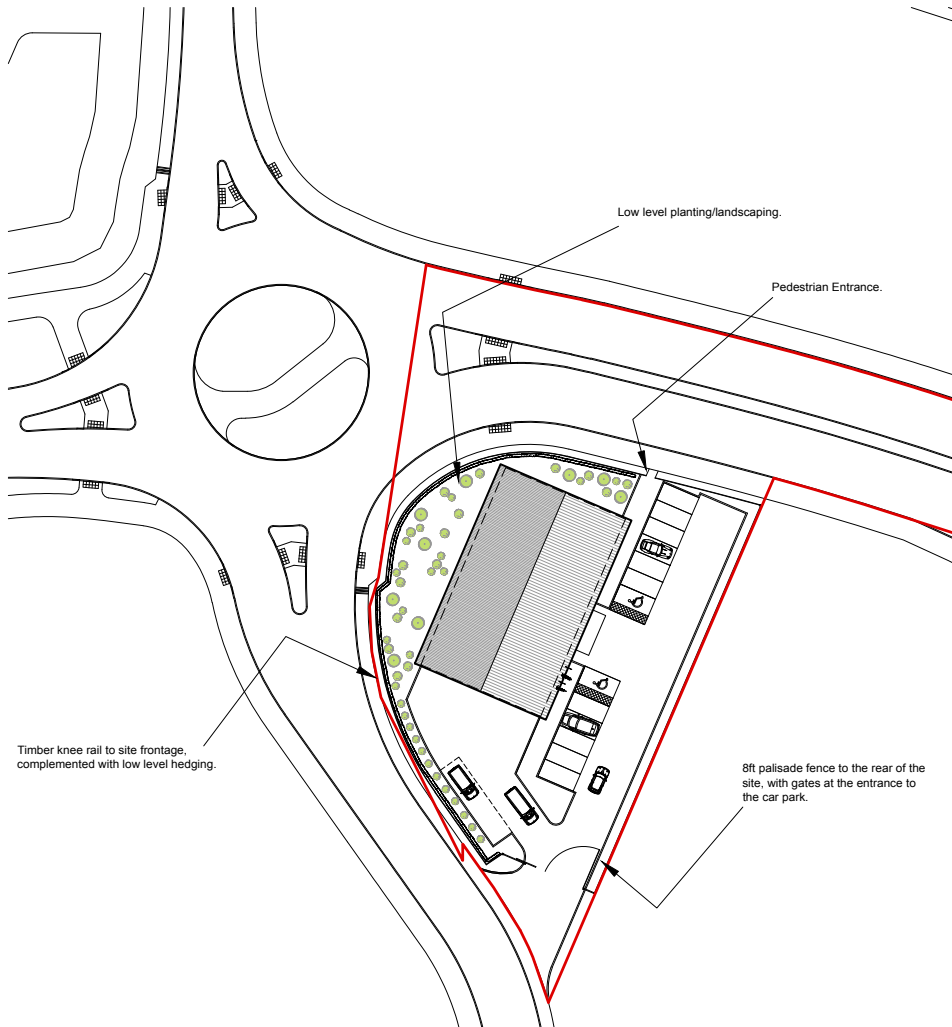
DRAWING TITLE

Existing Block Plan

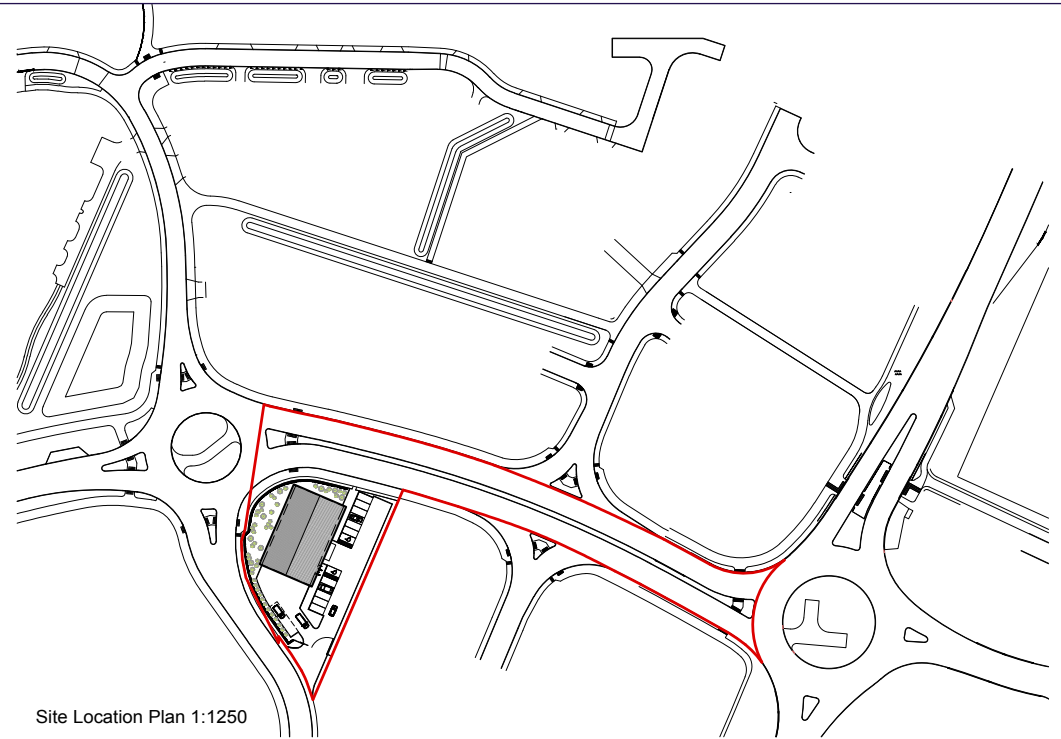
DATE May 2017	DRAWN E.B
SCALE As Shown @ A2	DRNG No. 2448-A2-09



Copyright: This drawing and its entire contents are protected under the Copyright (Designs and Patents) Act 1988, and no portion shall be copied, duplicated, or otherwise reproduced and/or transmitted by any means whatsoever, without the prior written consent of the Author. Do not scale from this drawing. Work to square dimensions only. All dimensions are to be checked on site prior to commencement of works. Any discrepancies must be brought to the attention of the Architect prior to commencement of works on site.



Block Plan 1:500



Amendments
 a) 10.04.18 - Amended for planning app.
 b) 23.05.18 - Red Line Amended
 c) 27.09.18 - Building moved 1m from Northern Boundary

SDA

STEVEN DUNN ARCHITECTS

T: 01526 860757 E: steve@stevendunnarchitects.co.uk
 HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

PROJECT DETAILS

Proposed New Showroom at Boston

CLIENT

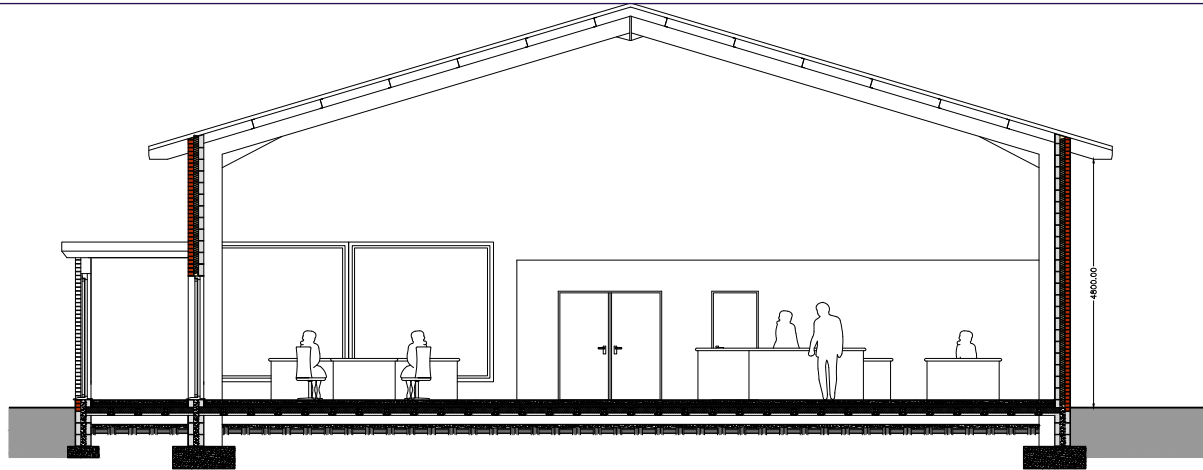
DRAWING TITLE

Proposal Block Plan

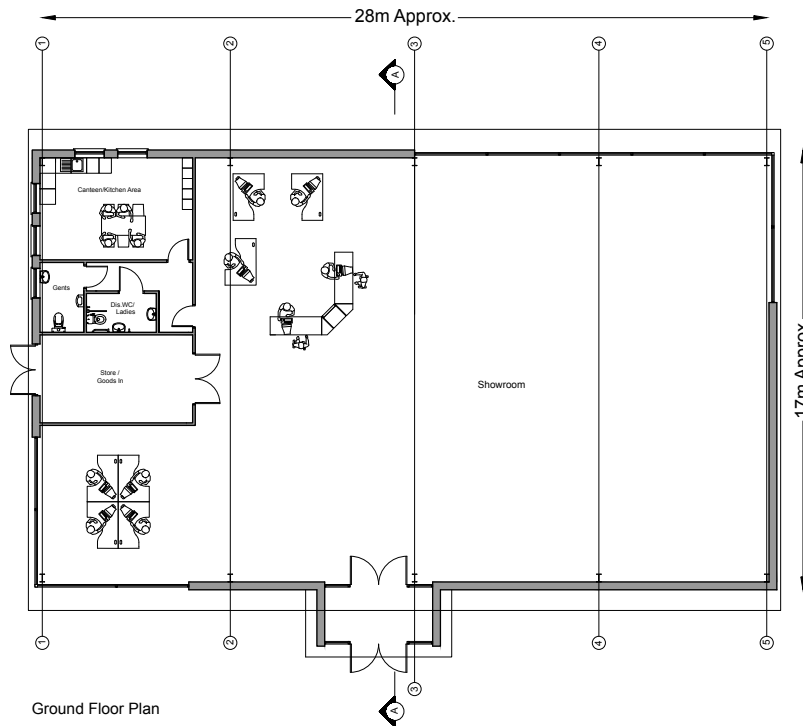
DATE	DRAWN
May 2017	E.B
SCALE	DRNG No.
1:500&1:1250 @ A2	2448-A3-07c



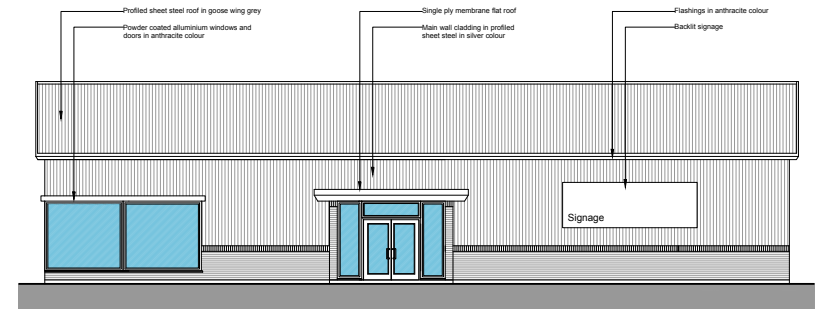
Copyright: This drawing and its entire contents are protected under the Copyright (Design and Patents) Act 1988, and no portion shall be copied, published, or otherwise reproduced or transmitted by any means whatsoever, without the prior written consent of the Author. Do not scale from this drawing. Work to figure and dimensions only. All dimensions are to be checked on site prior to commencement of works. Any discrepancies must be brought to the attention of the Architect prior to commencement of works on site.



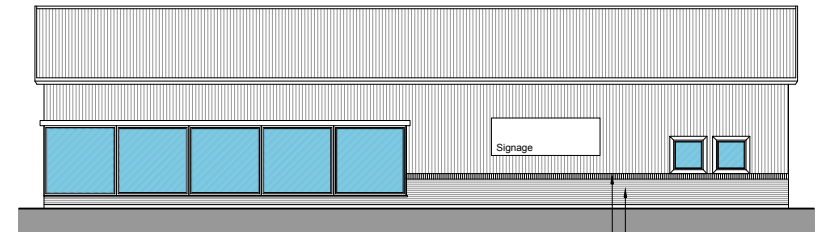
Section 1:50



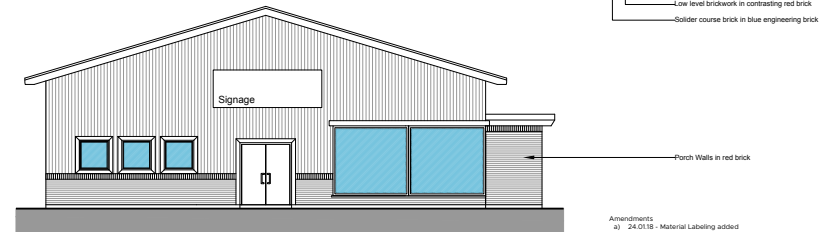
Ground Floor Plan



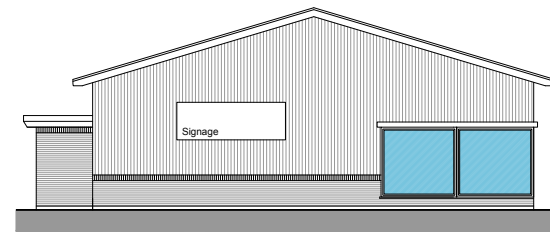
East Elevation



West Elevation



South Elevation



North Elevation

- Amendments
- a) 24.01.18 - Material Labeling added
- b) 21.03.18 - Signage added to West Elevation
- c) 10.04.18 - Amended for planning app.

SDA
 STEVEN DUNN ARCHITECTS
 T: 01526 860757 E: steve@stevendunnarchitects.co.uk
 HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN435N

PROJECT DETAILS
 Proposed New Showroom at Boston

CLIENT
 DRAWING TITLE
 Proposal Plans, Elevations & Section

DATE May 2017	DRAWN E.B
SCALE 1:100 @ A1	DRWG No. 2448-A1-08c

Copyright This drawing and its entire contents are protected under the Copyright (Designs and Patents) Act 1988 and no portion thereof is to be copied, distributed or otherwise reproduced and/or transmitted by any means whatsoever, without the prior written consent of the Author. Do not scale from this drawing. Work to figures dimensions only. All dimensions are to be checked on site prior to commencement of work. Any discrepancies must be brought to the attention of the Architect prior to commencement of works on site.