

FOR SALE – INDIVIDUAL BUILDING PLOT

Lindsey Way, Gipsey Bridge, Boston, Lincs. PE22 7BT

BELL



FOR SALE
BUILDING PLOT
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AN INDIVIDUAL GOOD SIZED BUILDING PLOT, EXTENDING TO APPROX. 0.25 acres ENJOYING A SOUTHERLY REAR ASPECT

- THE PLOT IS SITUATED IN AN ESTABLISHED SETTING WITHIN A RESIDENTIAL CUL-DE-SAC IN THE FENLAND VILLAGE OF GIPSEY BRIDGE
- OUTLINE PLANNNING CONSENT FOR A SINGLE DWELLING AFFORDING SCOPE FOR A PURCHASER TO DESIGN THEIR OWN SUBSTANTIAL HOME

PRICE
£105,000



LOCATION

Gipsey Bridge is a small fenland village situated between the B1192 and B1183 approx. 5 miles north-west of Boston and 8 miles south-east of Coningsby and Tattershall. The village has its own primary school. The land is situated within the main body of the village, fronting Lindsey Way, on its southern side, which is an established residential cul-de-sac. The land is shown for identification purposes on the attached plans.

GENERAL DESCRIPTION

A rectangular level, evenly proportioned plot, enjoying a southerly rear aspect, within an established setting extending to approx. 0.25 acres (0.10 ha). The site is clear, with an existing drop kerb to Lindsey Way, with boundaries of fencing, hedgerow and brick wall, the front currently open. The southerly rear aspect is open with hedgerow to the primary school playing field beyond.

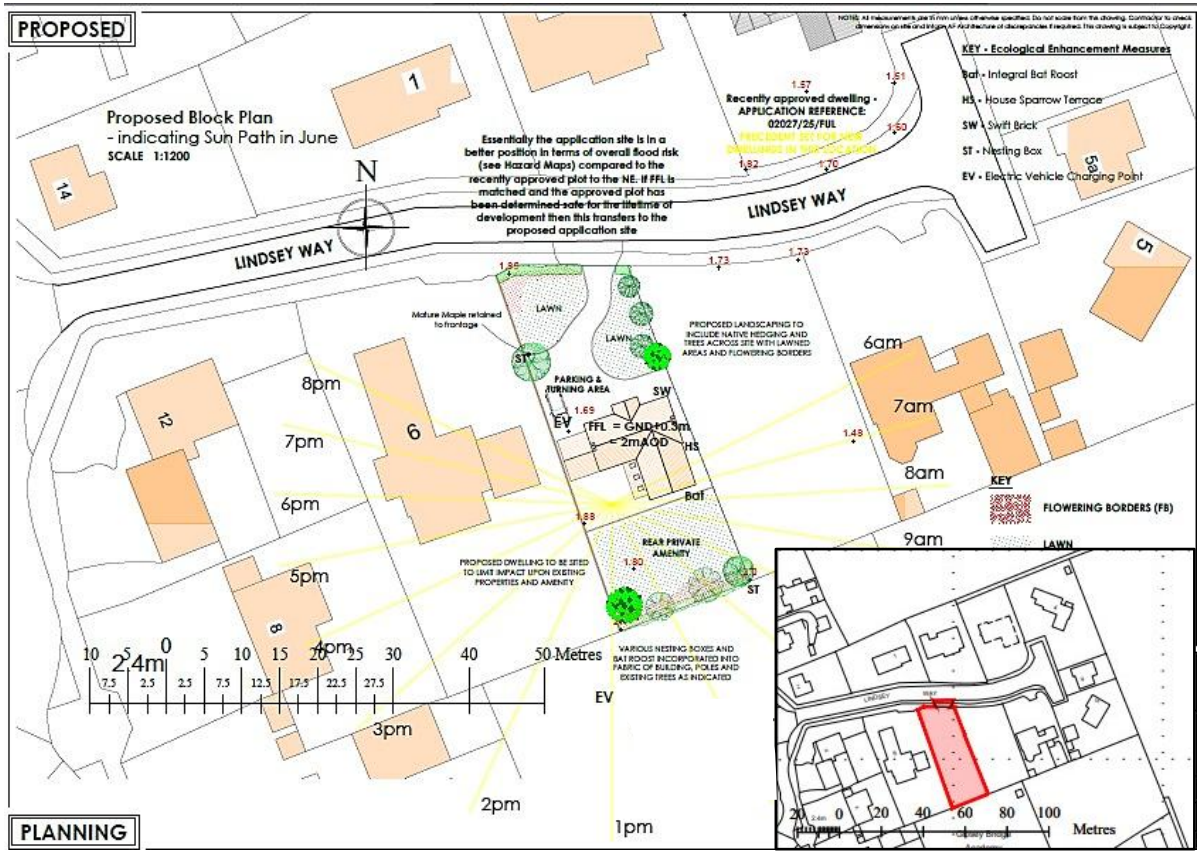
The planning consent is in outline, allowing scope for a purchaser to design their own dwelling, the plot size giving scope for a substantial home, if wanted.

Site Dimensions: -

Frontage Approx.	57 feet, 6 inches (17.37m)
Max Depth Approx.	170 feet (51.81m)



Aerial photo of site location
Source: Grid Reference Finder



SERVICES

Mains electricity, water and drainage are all available in Lindsey Way. Prospective purchasers should satisfy themselves as to the availability and suitability of connection to existing services.

TOWN & COUNTRY PLANNING

Outline Planning Permission for the erection of a dwelling and means of access to be considered, was granted by East Lindsey District Council on the 15th September 2026 under Reference 01084/26/OUT.

Further details are available from the Agents and 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

TERMS & TENURE

The land is offered for sale freehold with full vacant possession on completion.

VIEWING

At any reasonable time on site with a copy of these particulars.

Agent: Colin Low
Email: colinlow@robert-bell.org
Website: www.robert-bell.org

Brochure prepared November 2026

DISCLAIMER

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