

**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, PE21 7HW



Agreement

For Sale



Detail

Development Land



Price

OIRO £300,000



Size

0.52 acres (0.21 hectares)



Location

Boston, PE21 7HW



Property ID

#1225868/2025B

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515



**CHARLIE TASKER**

Trainee Surveyor

[charlie.tasker@eddisons.com](mailto:charlie.tasker@eddisons.com)  
07974 470966  
01522 544515

## Site

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

## Area

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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

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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

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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

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**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

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

## Price

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**OIRO £300,000**

## VAT

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

## Legal Costs

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

## Anti-Money Laundering

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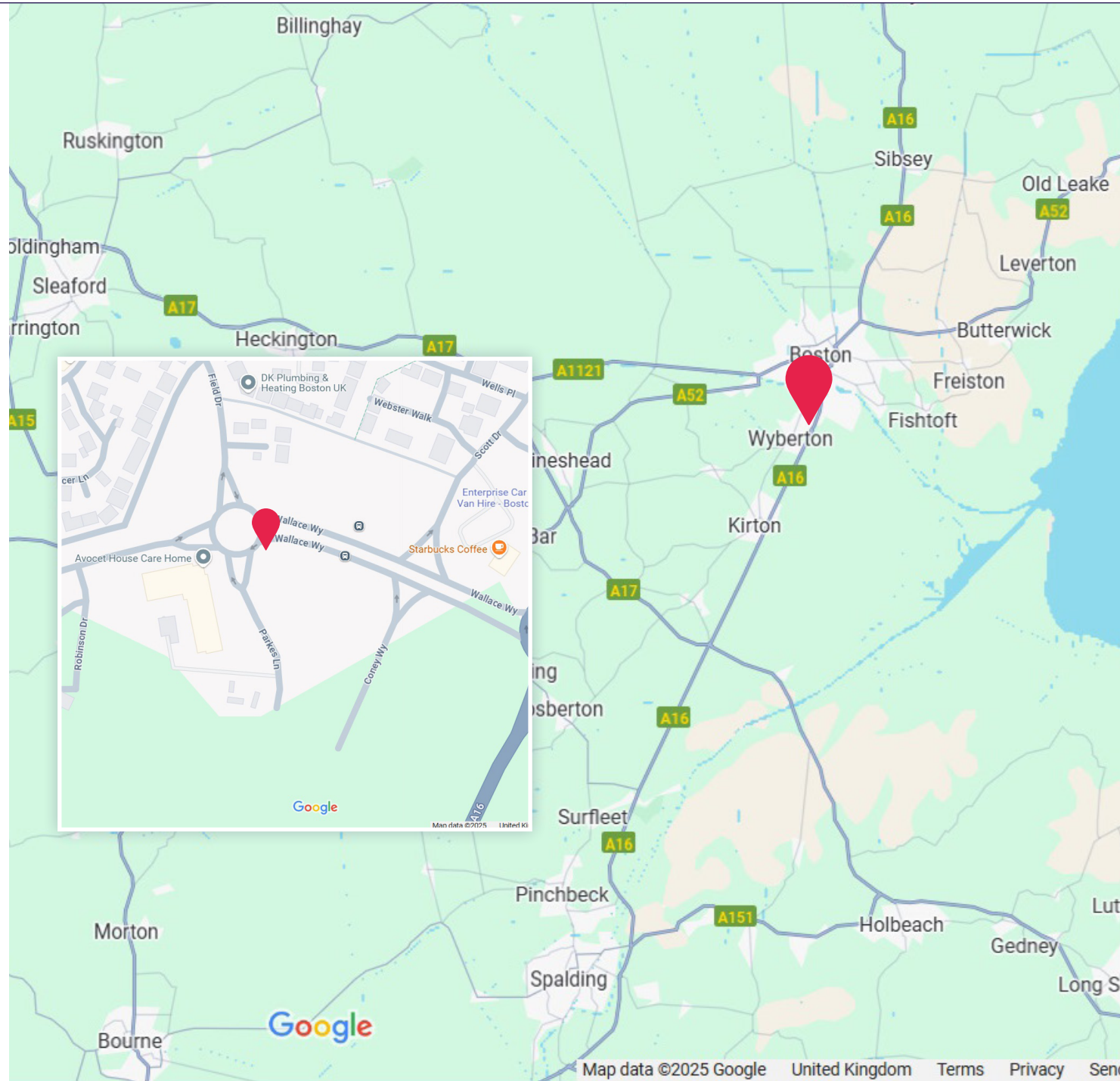
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti Money Laundering checks undertaken by the agents prior to the instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

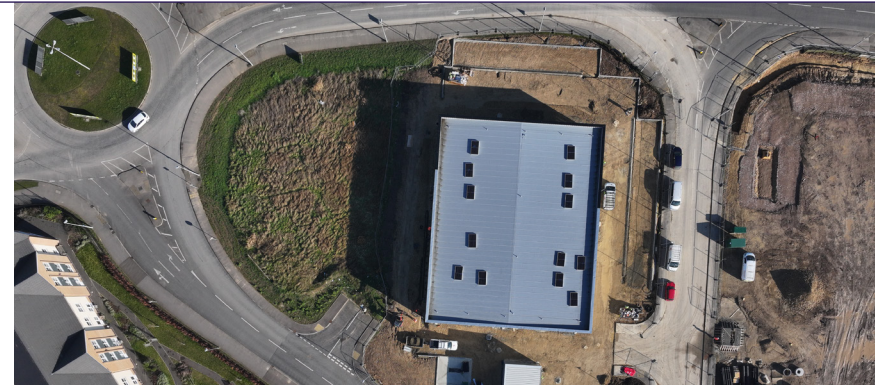
The plot occupies a prominent position immediately adjacent to a brand new Kia car showroom, forming part of The Quadrant development, which extends to over 69 acres.

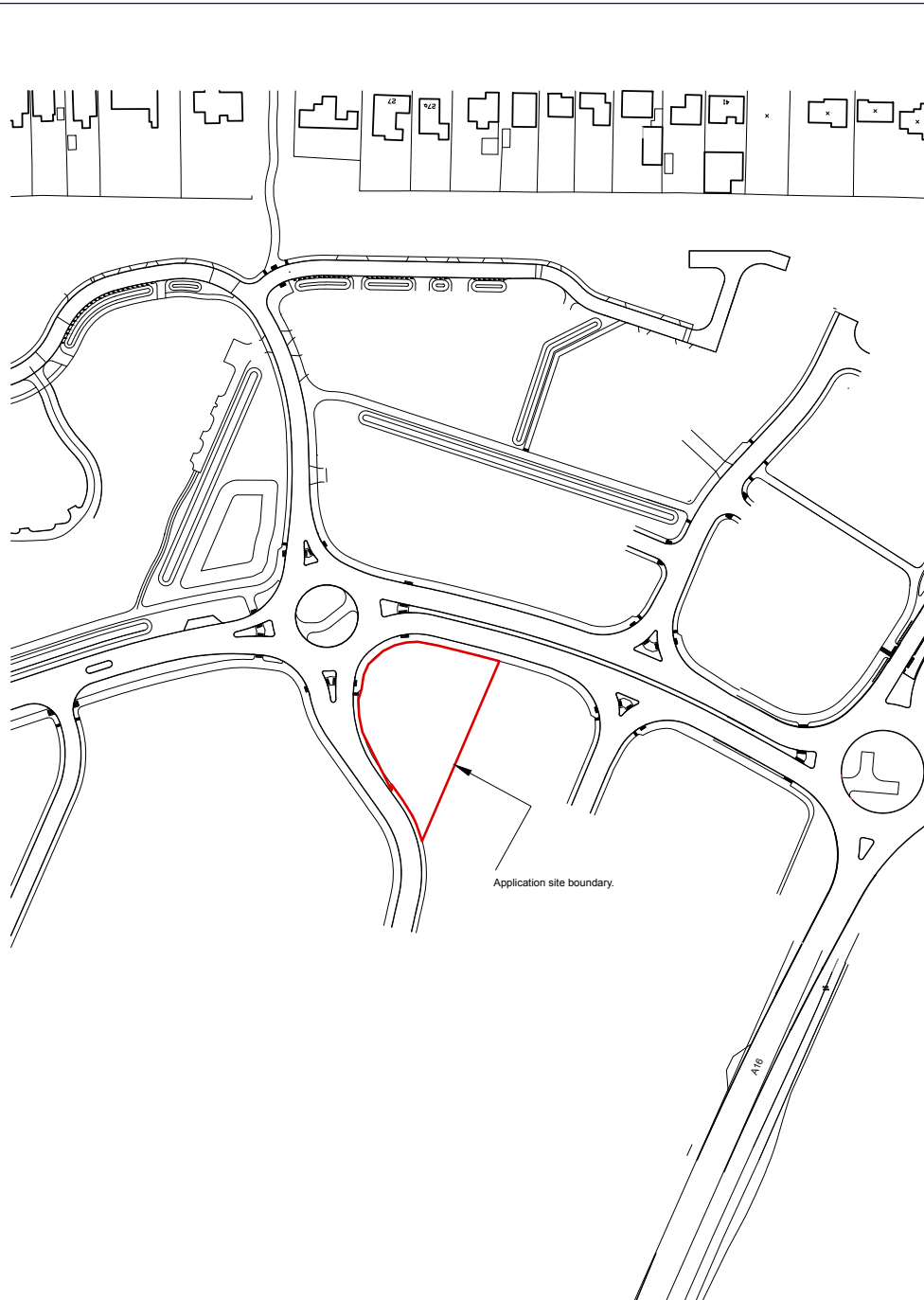
This development already includes over 150 homes, the Boston United Football Club stadium, Travelodge hotel, Costa Coffee, Greggs, Papa Johns, Starbucks and Burger King roadside uses.

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

# 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

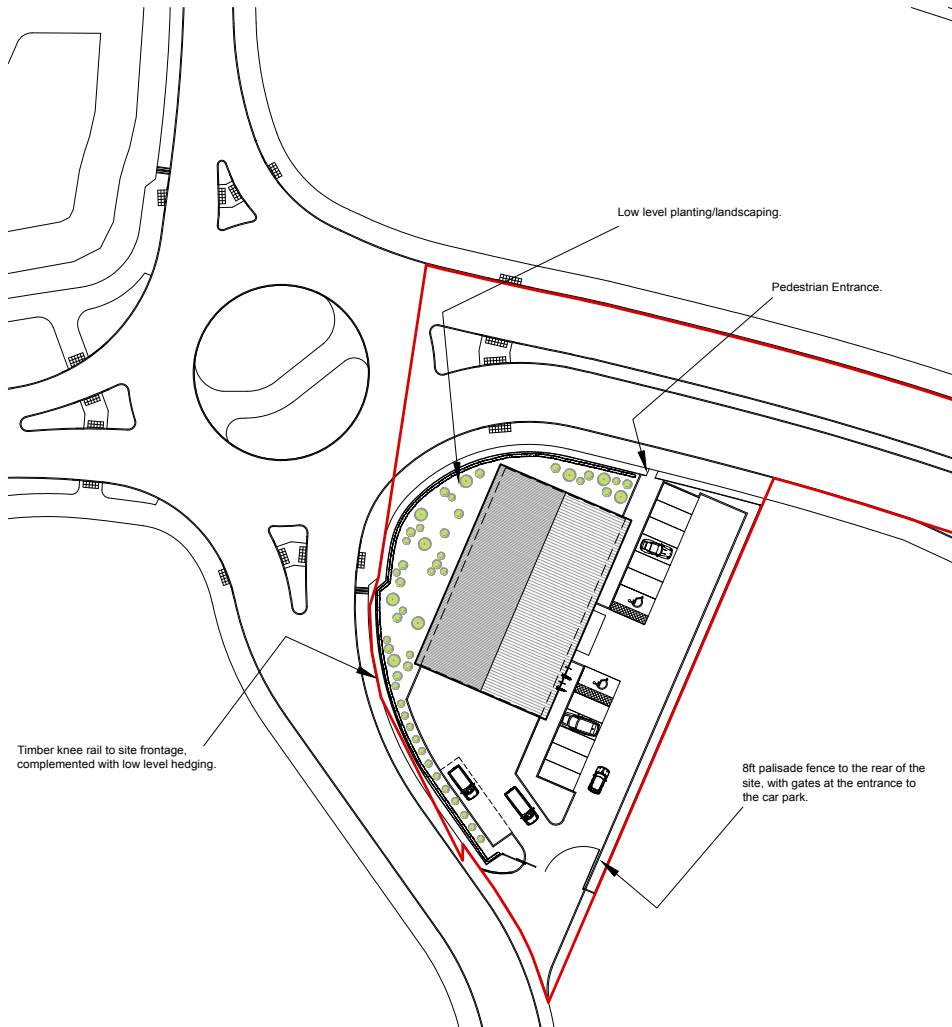
DRAWING TITLE

Existing Block Plan

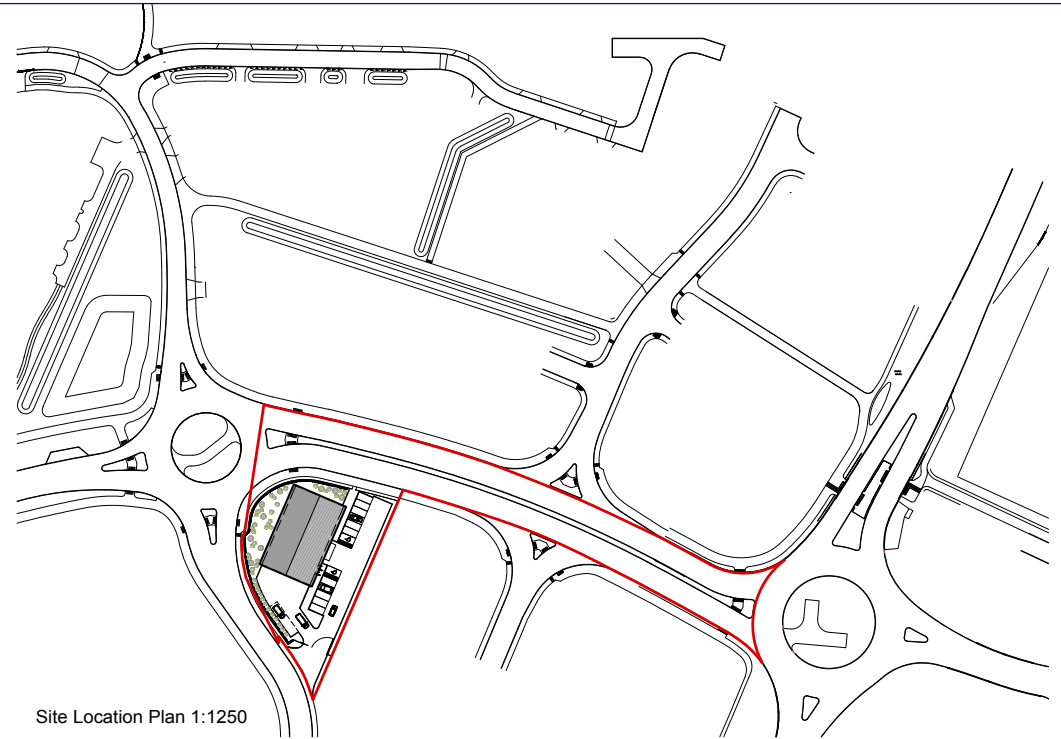
DATE May 2017	DRAWN E.B
SCALE As Shown @ A2	DRNG No. 2448-A2-09



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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

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 HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

PROJECT DETAILS

Proposed New Showroom at Boston

CLIENT

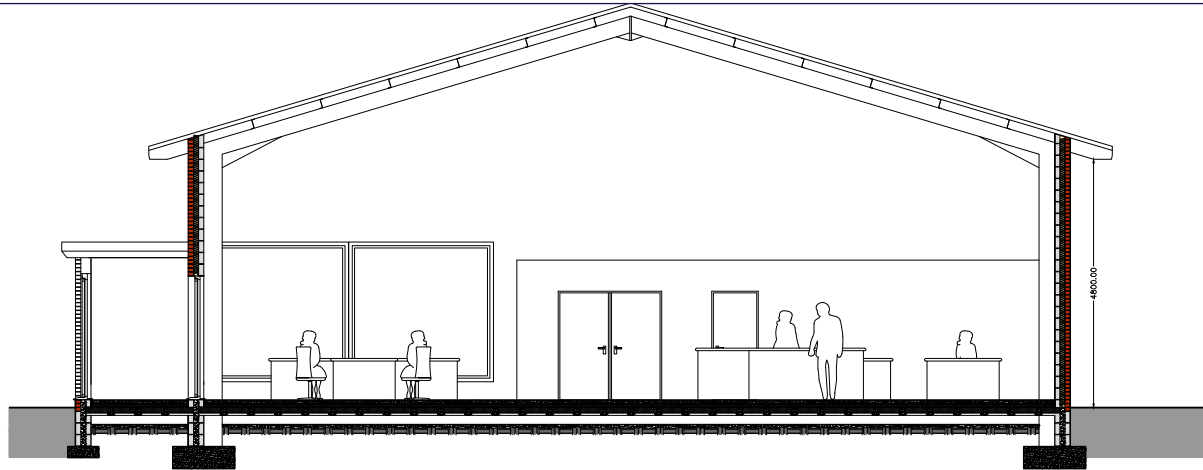
DRAWING TITLE

Proposal Block Plan

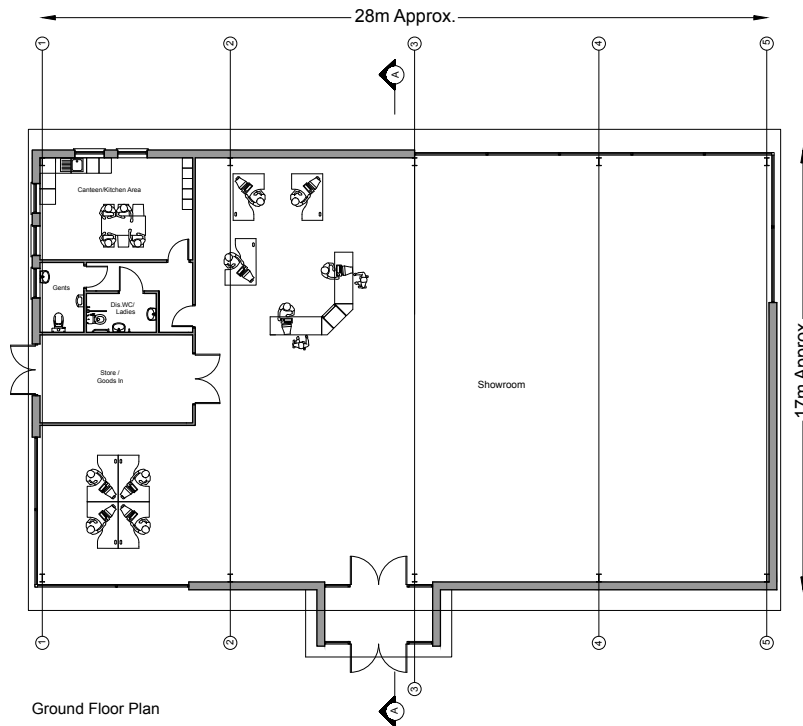
DATE May 2017	DRAWN E.B
SCALE 1:500&1:1250 @ A2	DRNG No. 2448-A3-07c



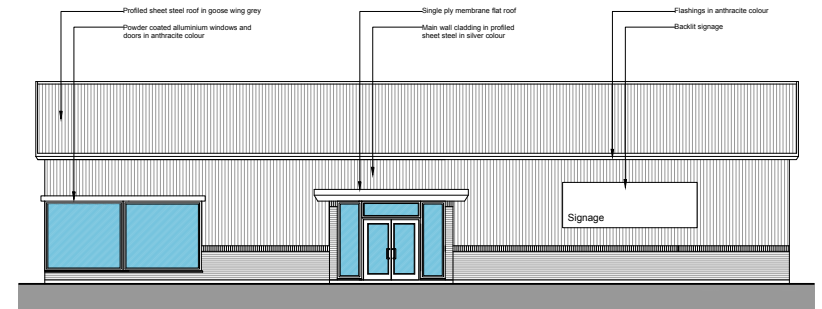
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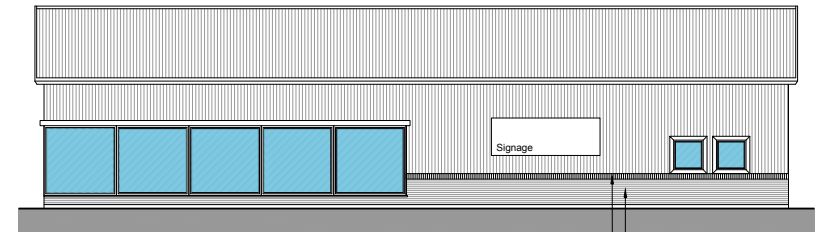
Section 1:50



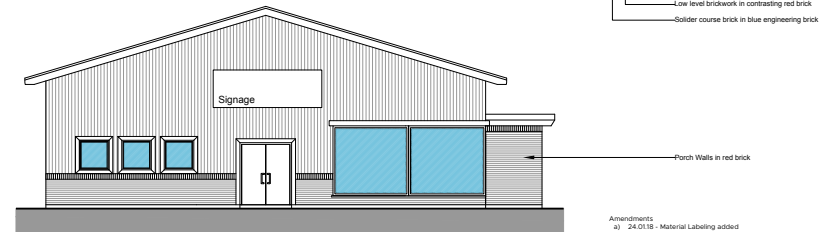
Ground Floor Plan



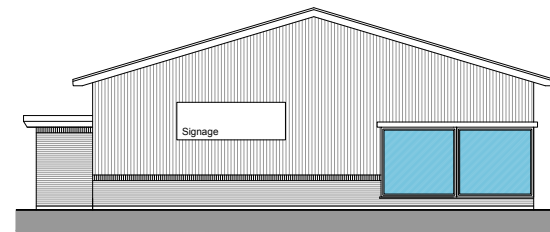
East Elevation



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@stevedunnarchitects.co.uk  
 HADLEIGH HOUSE, HIGH STREET, WALCOTT, LINCOLN, LN43SN

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

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