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Potential Development Site (STP), adjacent to Pilgrim Hospital,
Sibsey Road, Boston
PE21 9QS

#1232539/2025J



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POTENTIAL DEVELOPMENT SITE (STP)

ADJACENT TO PILGRIM HOSPITAL, SIBSEY ROAD, BOSTON, PE21 9QS



Agreement

For Sale



Detail

Prominent Potential
Development Site (Subject to
Planning)



Guide Price

£500,000



Size

Circa 0.5 hectares (1.25 acres)



Location

Boston, PE21 9QS



Property ID

#1232539/2025J

For Viewing & All Other Enquiries Please Contact:



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Site

The land comprises a prominent, regular shaped and level potential development site (subject to Planning), which has been cleared of all buildings ready for future development. The site has a long frontage of about 65 metres (213 feet) on to the A16, one of the busiest roads in and out of Boston from the north east and a depth from front to back of about 76 metres (249 ft).

In our opinion, the site would be suitable for a wide variety of commercial and residential uses, including retail, restaurant, drive thru, office, care/assisted/retirement living and private residential, subject to the receipt of the necessary Planning Permissions.

Site Area

The site extends to approximately 0.5 hectares (1.25 acres).

Services

We understand that all mains services are available within the vicinity of the site.

Interested parties will need to make their own enquiries as regards to the exact location and capacity of these.

Town & Country Planning

We have made enquiries with the Local Planning Authority, Boston Borough Council, as regards to the potential of the site for a variety of different uses and further information is available to interested parties on request.

Alternatively, parties interested in the site are free to make their own enquiries directly with the Local Planning Authority.

However, in our opinion, in view of the character of the surrounding area and high profile location on a busy A Road on the outskirts of the Town Centre, the site would be suitable for a variety of different commercial and residential uses, subject to the receipt of the necessary Planning Permissions.

Tenure

The property is being offered **For Sale** Freehold with vacant possession on completion.

Rights of access will be granted, if required, over land retained by the Vendors. Further details will be available in due course.

Method of Sale

The site is being offered for sale by way of private treaty. The Vendors would prefer offers on an unconditional subject to contract basis only.

Offers made subject to Planning will be considered. However, interested parties need to be aware that, in submitting offers, the Vendors are wanting to complete the sale before the end of March 2026.

Guide Price

£500,000

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

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

Viewing

The site can be viewed in daylight hours from the roadside fronting the site. However, interested parties are advised to carry a set of these sale particulars with them while visiting the site.

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 instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

The site is situated in a prominent roadside location adjacent to the Pilgrim Hospital complex to the north east of Boston Town Centre.

The Pilgrim Hospital site borders the southern and western boundaries of the site, with the eastern boundary fronting Sibsey Road, which forms the A16 trunk road between Spalding/Peterborough to the south and Grimsby/Louth to the north.

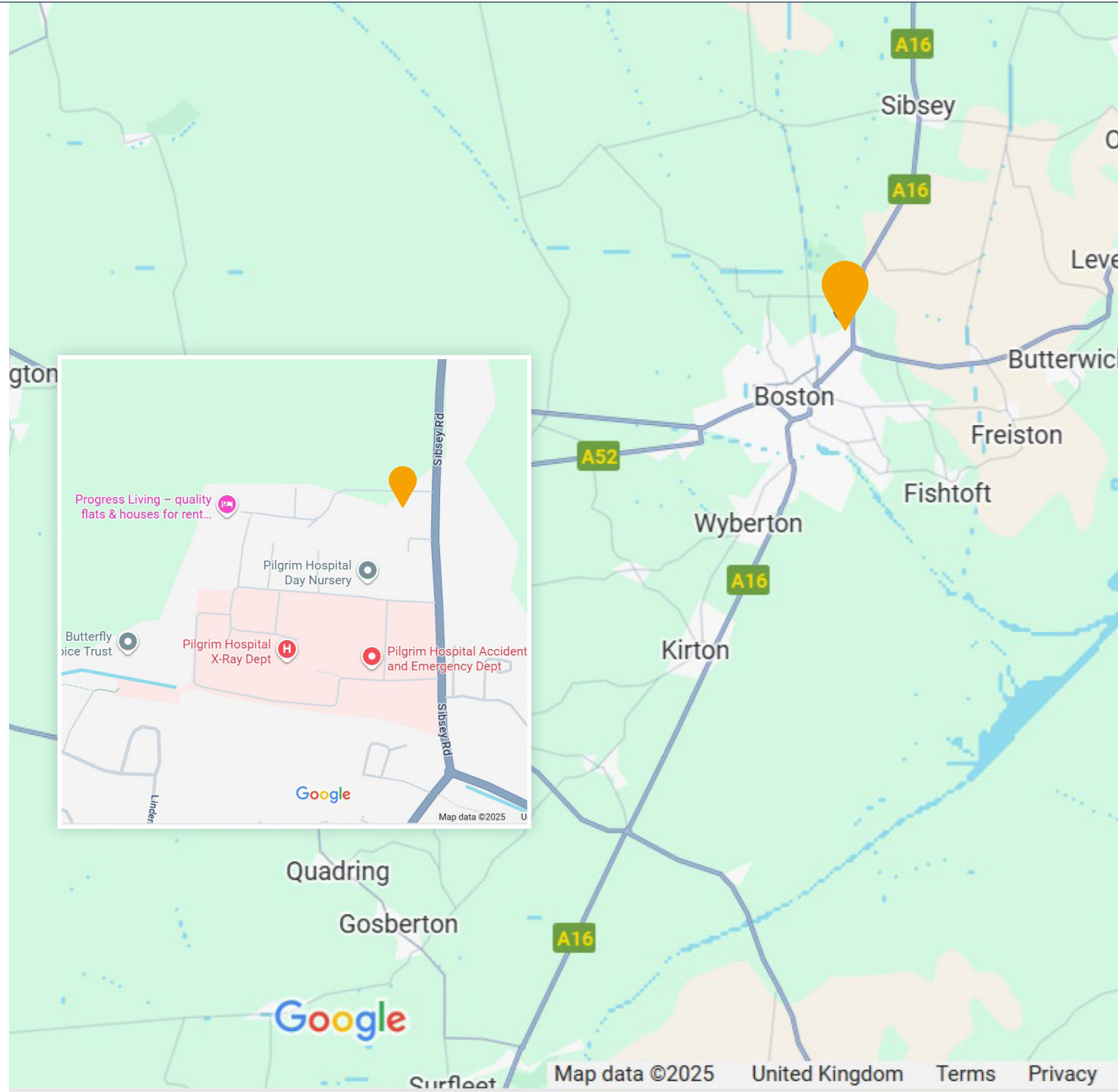
Directly opposite the site, on the other side of Sibsey Road, is a row of high value large detached dwellings, so the surrounding area is very much mixed use in character.

The town centre is located just over 1 mile to the south west.

Boston is a large strategically located South Lincolnshire Market Town, sitting on the busy A16/A52 trunk roads that run through the town centre, with a population of circa 70,000 and, in addition, serves a substantial rural catchment area.

It is one of the largest inland ports in the UK and is the centre within South Lincolnshire of the largest food production area in the country.

Peterborough is around 40 miles to the south west, Lincoln about 35 miles to the north west and King's Lynn, 30 miles to the south east.







Site on Sibsey Road, Boston, PE21 9QY

