



### Land & Development in PE22

Dauids Lane, Benington, Boston,  
Lincolnshire, PE22 0BZ

**£95,000** Starting Bid

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Residential development
- ✓ Former village hall
- ✓ Plot approx. 0.3 acre (STS)
- ✓ Planning permission for conversion into three bedroom
- ✓ Outline planning for demolition & construction of new dwelling

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

0191 737 1154  
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*For sale via secure sale online bidding: terms and conditions apply.\*

We are pleased to offer to auction this unique development opportunity to acquire a prime piece of residential development land with lapsed planning permission for the conversion of the hall into an impressive three bedroom residence or for the complete demolition of the hall and outline planning permission for the construction of a new dwelling. The plot is located close to the centre of the village of Benington and sits along Davids Lane, an area which is much sought after. The plot is approximately 0.3 acre, subject to survey and has an approximate frontage of 30 meters with a depth of 75 metres.

### PLANNING PERMISSION ONE

Planning permission was granted on 11 January 2022 for proposed change of use from a village hall to a residential dwelling - application reference: B/21/0442

### PROPOSED NEW DWELLING

When complete the property will comprise of an entrance hall, open plan lounge/diner, kitchen with utility, cloakroom & pantry off and two bedrooms with en-suites to ground

floor. Master bedroom with large walk-in wardrobe and en-suite to first floor.

### PLANNING PERMISSION TWO

Outline planning permission was granted on 04 May 2023 for the demolition of the former village hall and the construction of one dwelling - application reference: B/23/0038

Please note we have inspected this property.

Price: Starting Bid £95,000

Property Type: Land & Development

Business Type: B & B's

Parking: Driveway

## Location

The plot is located close to the centre of the village of Benington and sits along Davids Lane, an area which is much sought after.

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## Site details

The plot is approximately 0.3 acres subject to survey and has an approximate frontage of 30 meters with a depth of 75 metres.

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## Planning Permission

- 1) Planning permission was granted on 11 January 2022 for proposed change of use from a village hall to a residential dwelling - application reference: B/21/0442.
  - 2) Outline planning permission was granted on 04 May 2023 for the demolition of the former village hall and the construction of one dwelling - application reference: B/23/0038.
- Proposed New Dwelling - When complete the property will comprise of an entrance hall, open plan lounge/diner, kitchen with utility, cloakroom & pantry off and two bedrooms with en-suites to ground floor. Master bedroom with large walk-in wardrobe and en-suite to first floor.
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## Tenure

Freehold: Title number BK473734.

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## Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Davids Lane, Benington, Boston, Lincolnshire, PE22 0BZ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,  
commercial@pattinson.co.uk, www.pattinson.co.uk**

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