



## HYDRA HYDRA MIDVILLE LANE BOSTON, PE22 8DW

**£775,000**  
**FREEHOLD**

Hydra is a substantial six-bedroom detached family home extending to nearly 3,000 sq ft, set within approximately 3.107 acres (sts) of formal gardens and paddocks in a peaceful rural position near Stickney. Freshly decorated throughout with new carpets and a modern refitted bathroom, the property offers spacious and versatile accommodation including three reception rooms, a study, kitchen with utility, en-suite principal bedroom, integral double garage, timber outbuildings, and a characterful Clearview multi-fuel stove. To the rear, a rare and valuable fully consented Class Q development provides planning permission for the conversion of three agricultural buildings into seven residential dwellings (totalling 776.9 sq m / 8,363 sq ft) with one barn approved for demolition. With established access, a Flood Risk Assessment completed, and the majority of the site within Flood Zone 1, this represents an exceptional opportunity for immediate occupation combined with significant long-term development, investment, or resale potential in an attractive Lincolnshire countryside setting.

# HYDRA HYDRA MIDVILLE LANE

- Substantial six-bedroom detached home (approx. 3,000 sq ft)
- Set within 3.107 acres (sts) of gardens and paddocks
- Freshly decorated with new carpets and modern bathroom
- Three reception rooms plus study – ideal for family living
- Integral double garage and timber outbuildings
- Fully consented Class Q scheme for 7 dwellings
- 776.9 sqm (8,363 sq ft) approved development floorspace
- Majority Flood Zone 1 with Flood Risk Assessment complete
- Established access from Midville Lane
- Rare opportunity combining luxury home and low-risk development potential



## Bullet Points

Fully consented Class Q scheme – planning permission secured for conversion of three agricultural buildings into 7 residential dwellings, significantly reducing planning risk.

776.9 sqm (8,363 sq ft) approved floorspace – a substantial, ready-to-deliver scheme with strong GDV potential.

Courtyard-style layout – attractive design concept ideal for premium rural homes and strong end values.

No previous Class Q development on the holding – clean planning history and clear implementation route.

Majority Flood Zone 1 location – low fluvial flood risk with Flood Risk Assessment completed.

Established vehicular access from Midville Lane – confirmed highway access with no identified safety concerns.

All units under 150 sqm – compliant with Class Q limitations and well-sized for the local market.

Structurally substantial agricultural buildings – suitable for conversion in accordance with approved plans.

Peaceful rural Lincolnshire setting with open countryside views – highly desirable lifestyle location for purchasers.

Flexible exit strategy – ideal for phased development, build-to-sell, build-to-rent, or resale of the consented site.

## Summary

### Summary

**House:** Spacious six-bedroom detached family residence with nearly 3,000 sq ft of living accommodation, freshly decorated throughout with new carpets and a modern main bathroom. Set within 3.107 acres (sts) of formal gardens and paddocks, including timber outbuildings and an integral double garage.

**Development:** Rare fully consented Class Q opportunity to convert three agricultural buildings into seven residential dwellings, with one barn approved for demolition. Total approved floorspace approximately 776.9 sq m (8,363 sq ft), with established access and a peaceful rural setting – ideal for phased development, investment, or resale.

The House – Hydra

Hydra is an impressive detached family home, occupying a private rural position with very few neighbouring properties and open views across

the surrounding agricultural land. The property has been freshly decorated throughout, benefits from new carpets and a modern refitted main bathroom, providing move-in-ready accommodation while still offering scope for personalisation.

Extending to nearly 3,000 sq ft, the accommodation is both spacious and versatile, ideal for growing families or multi-generational living. A welcoming hallway forms the heart of the home and features a Clearview multi-fuel stove, creating a warm and characterful focal point.

Ground Floor Accommodation:

Lounge: 4.85m x 5.56m – bay window to front, window to side

Dining Room: 3.33m x 5.66m – window to front, two double doors

Sitting Room: 4.11m x 4.01m – double doors

Kitchen: 3.40m x 4.37m – window to front and side

Utility Room: 2.46m x 3.40m – door to exterior

Office/Study: 3.66m x 3.33m – window to rear

Hallway: Fireplace, storage cupboard, stairs, double door

WC: Window to rear, storage cupboard

Integral Double Garage: Two windows to side, up-and-over door

First Floor Accommodation:

Bedroom 1 (En-suite): 4.62m x 5.44m – window to front

Bedroom 2: 5.41m x 3.51m – storage cupboard, sliding door

Bedroom 3: 3.46m x 2.16m – window to rear

Bedroom 4: 3.39m x 5.77m – window to front

Bedroom 5: 3.23m x 5.64m – window to side

Bedroom 6: 3.35m x 2.44m – window to front

Family Bathroom: Window to side

Landing

Three reception rooms offer versatile living and entertaining space, while six bedrooms provide generous family accommodation. Formal gardens and paddocks extend to approximately 3.107 acres (sts), complemented by timber outbuildings and an integral double garage.

Hydra is located approximately one mile from the A16 and the village of Stickney, offering excellent access to local amenities, including a highly regarded secondary school, an Ofsted 'Good' rated primary school, and a modern doctors' surgery and primary care unit.

The Development Opportunity

To the rear of Hydra lies a significant additional asset: fully consented residential development land. Planning permission has been granted under Class Q for:

Conversion of three agricultural buildings into seven residential dwellings

Demolition of one redundant barn

Total approved floorspace: 776.9 sq m (8,363 sq ft)

The consented scheme allows for a courtyard-style development with established vehicular access from Midville Lane. The site offers excellent potential for phased delivery, investment, or resale, and represents a rare opportunity to acquire a substantial property with both immediate occupation and long-term development potential.

Accompanying documentation, including approved plans and Flood Risk Assessment, is available upon request.

Key Features

House

Substantial six-bedroom detached home

Nearly 3,000 sq ft of accommodation

Three reception rooms, study, kitchen, utility, cloakroom

Freshly decorated throughout with new carpets

Modern family bathroom and en-suite

Clearview multi-fuel stove

Integral double garage

Formal gardens and paddocks (approx. 3.107 acres sts)

Timber outbuildings

Development

Fully consented Class Q development

Conversion of three barns to seven dwellings

Demolition of one redundant building

Total approved floorspace: 776.9 sq m

Established access from Midville Lane

Peaceful rural setting with open views

## The Planning permission

Fully Consented Residential Development Opportunity

Agricultural Buildings, Midville Lane, PE22 8DW

Summary

A rare opportunity to acquire a fully consented residential conversion scheme for the development of seven dwellings within a rural Lincolnshire setting.

Planning permission has been granted for the conversion of three former agricultural buildings and demolition of one redundant barn to create a well-designed residential scheme extending to approximately:

776.9 sqm (8,363 sq ft) GIA

The site offers a low-risk, implementable development opportunity with clear planning status and established access.

Location

The site is located to the rear of Hydra, Midville Lane, PE22 8DW, within open countryside in Lincolnshire. The area is characterised by agricultural land and dispersed residential dwellings, providing an attractive rural living environment.

Vehicular access is available directly from Midville Lane via the existing access point.

Planning

Full Prior Approval has been granted under Class Q for:

Conversion of three agricultural buildings

Demolition of one agricultural building

Creation of 7 residential dwellings

Associated operational development reasonably necessary for conversion

Planning Highlights

7 units consented

No unit exceeds 150 sqm

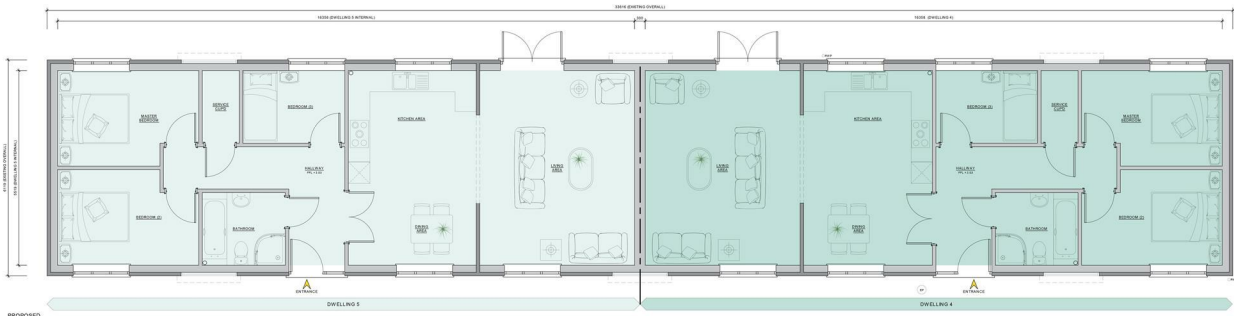
Total consented floorspace: 776.9 sqm

# HYDRA MIDVILLE LANE





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**ELEVATION FINISHES LEGEND**

- BRICKWORK
- CONCRETE
- GLAZING
- PAINT
- ROOFING
- WOODWORK



PLANNING BARN 3  
 J KNIGHT DESIGN ARCHITECTURAL SERVICE  
 CLASS Q BARN CONVERSIONS AT LAND REAR OF HYDRA, MIDVILLE LANE, STOKELY, BOSTON, PEZZ BOW  
 BAR 3 PROPOSED FLOOR PLAN, ELEVATION & SECTION  
 DATE: APRIL 25, 2017  
 DRAWN BY: SJW  
 CHECKED BY: [Name]  
 25009-PL017

**NOTES**  
 ALL PROPOSED LEVELS AND SITE LEVELS TO MATCH EXISTING LEVELS UNLESS NOTED OTHERWISE. ALL LEVELS ABOVE THE FINISHED LEVEL WILL BE IN GRASS.  
 IF ANY DISCREPANCIES ARE NOTICED ON SITE BY ANY PERSONS PLEASE ADVISE DESIGNER'S OFFICE IMMEDIATELY.

**\*\*DRAWING FOR PLANNING PURPOSES ONLY. DRAWING SHOULD NOT BE USED FOR CONSTRUCTION\*\***

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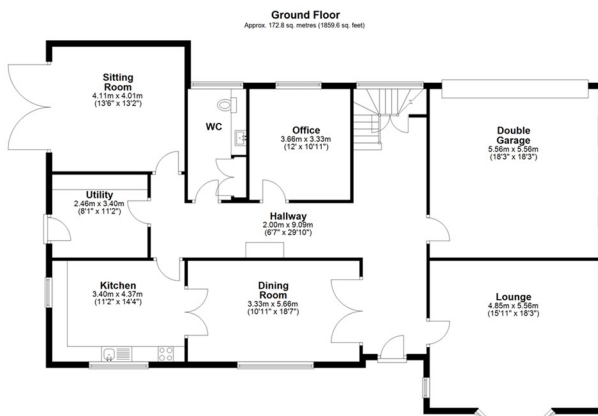
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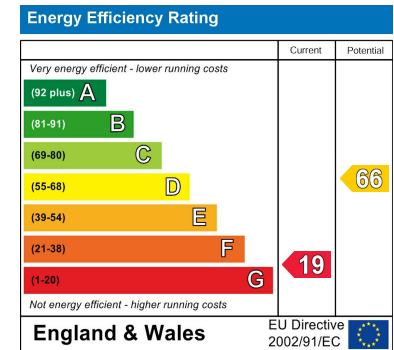
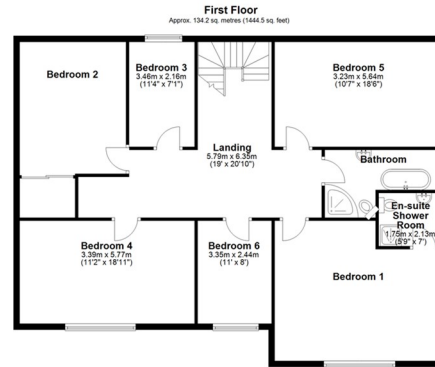
**ADDITIONAL INFORMATION**

Local Authority – East Lindsey  
 Council Tax – Band C  
 Viewings – By Appointment Only  
 Floor Area – sq ft  
 Tenure – Freehold





Total area: approx. 307.0 sq. metres (3304.1 sq. feet)  
Hydra



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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