

Major Village Centre Development Site For Sale Freehold with Vacant Possession

11-13 High Street | Kirton | Boston | Lincolnshire | PE20 1DR



Former Bakery with Rear Yard and Kitchens
Extending to 0.31 acres, 1,294sqm Over 409sqm, 4,400sqft of Buildings
Planning Consent for 3 x Three Bedroomed Terraced Houses and a Two
Bedroomed Bungalow

For Sale Freehold with Vacant Possession
£350,000 Subject to Contract

poyntons consultancy
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Location...

The expanding village of Kirton has a population of over 5,000 residents and strong retail, leisure and sporting facilities.

The site is located in the centre of the village overlooking the War Memorial, close to St Peter and St Paul's Church.

Surrounding properties are a mixture of commercial, retail and residential. To the south of the property is the Youth Centre, residential property to the north, shops in the centre as well as other commercial uses.

Accommodation...

The property comprises two main blocks of property, one being the former store and house on the road frontage. The second block of property being located to the rear, being more modern kitchens and storage rooms.

11-13 High Street

Main Sales Area Net Internal Window Frontage 6.6m x 4.9m, 32.6sqm

Side Office.....3m x 3.7m, 11.4sqm

Walk-in Alcove

Side Entrance to Stairway

Rear Former Reception Room....3.3m x 3.8m, 12.6sqm

Former Domestic Kitchen.....2.2m x 2.4m, 5.3sqm

Pantry.....2.1m x 1.4m

To the rear of the sales Area is Commercial Accommodation
Hallway

Second Staircase to First Floor

Rear Office.....2.1m x 1.7m

Kitchen.....5m x 2.6m, 13.5sqm

Food Preparation Area.....9.5m x 2.9m, 27.9sqm

Rear Despatch Area.....3.1m x 3.4m

Side Door

First Floor Ladder Access Store..... 6.8m x 3.1m

On the First floor are arranged residential rooms providing 5 bedrooms.

Front Bedroom.....3.7m x 3.7m

Rear Bedroom No. 2.....3.2m x 4m, 12.8sqm

Thru Room

Bedroom No. 3 Over Shop.....4.1m x 4m, 16.5sqm

Hall

Bedroom No. 4.....4.8m x 2.7m, 13.3sqm

Bedroom No. 5.....2.7m x 3.8m, 10.5sqm

Second Rear Staircase

Bathroom

Bath removed, WC, pedestal hand basin, airing cupboard.

A vehicular access leads from the side of the front properties to a rear enclosed courtyard, where there is a **Rear Store** attached to the front buildings 5m x 3.9m with old WC.

To the rear of the front buildings are the rear buildings comprising in the main food production areas comprising
Garage.....having roller shutter door 5.5m x 5m, 30.5sqm
Rear Storeroom.....5.6m x 5.7m, 32.2sqm
Kitchen.....13m x 5.7m overall dimension
Includes Male WC, Ladies WC and ancillary areas.
Production Room.....7.2m x 6m, 43sqm
Main Entry/Despatch Area.....5.2m x 5.8m
Less 3.5m x 4m, 25sqm in total

Schedule of Accommodation Existing Buildings...

Front Buildings Residential	95.0m ²	1,020ft ²
Production	109.5m ²	1,180ft ²
Total	204.0m ²	2,200ft ²
Rear Buildings Production/Storage	205.0m ²	2,215ft ²
Total	409.0m ²	4,400ft ²

Planning Permission...

The property has planning to demolish the rear buildings and replace them with 3 three bedroomed houses and a bungalow.

Summary details of the Planning Application B/21/0285 are available on this brochure. For full details please contact the agent or Boston Borough Council. The front of the property is located within the village Conservation Area.

Proposed New Dwellings

Plots 1-3	3 Bedroomed 2 storey houses	248m ²	890ft ²
Plot 4	1 Two Bedroomed Bungalow	69.8m ²	750ft ²
Total of New Residential Development		318m ²	3,420ft ²

Agent's Notes...

Offers for the property are invited on an unconditional basis Subject to Contract for the Freehold with Vacant Possession.

EPC...

The property has an Energy Performance Asset Rating E128. Full details are available on request.

Outgoings...

The property has a Rateable Value of £8,700.

Viewing...

All viewings are to be made by appointment through the agent.

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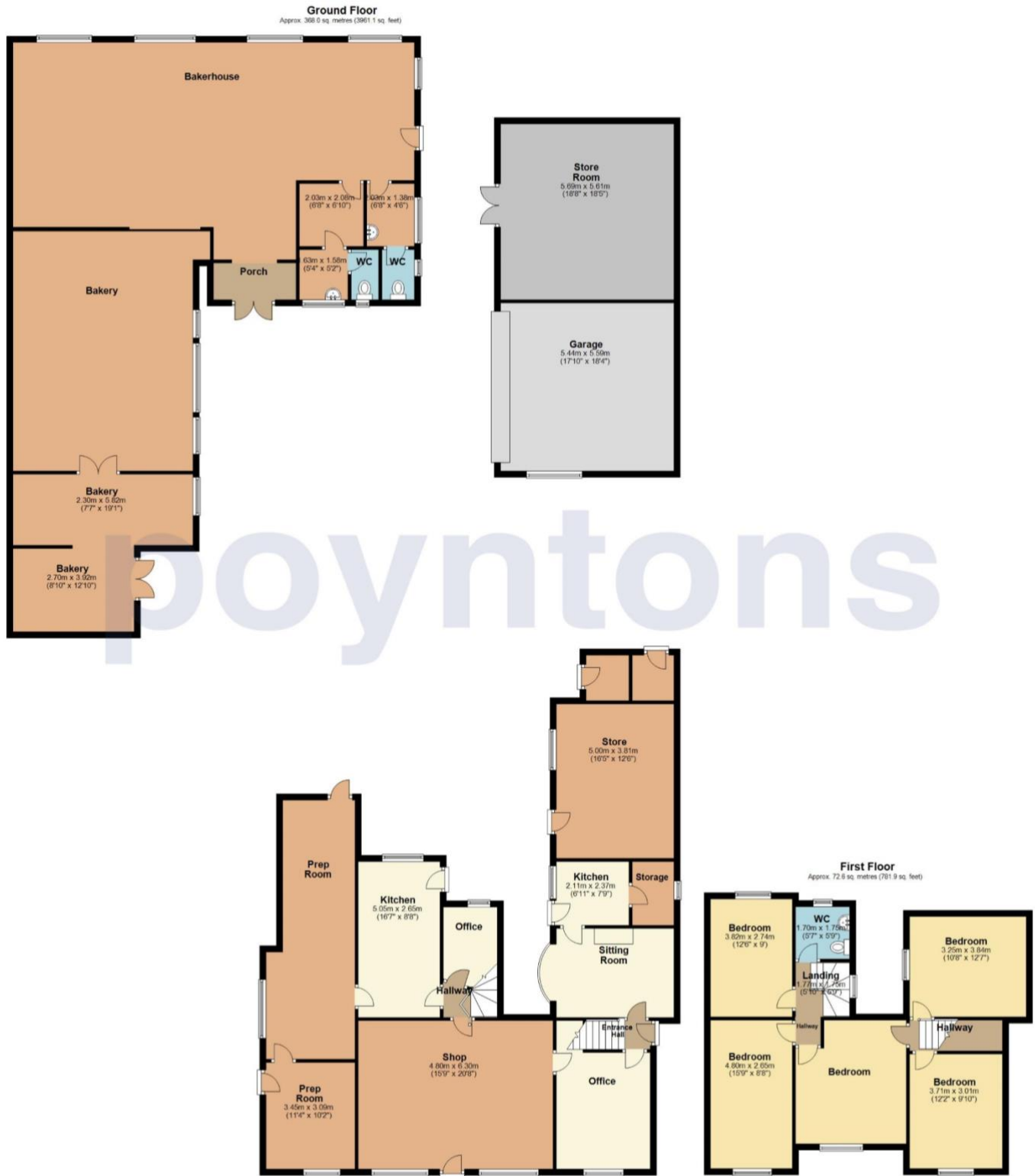


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EXISTING ACCOMMODATION FLOORPLAN



Total area: approx. 440.6 sq. metres (4743.0 sq. feet)

All images used are for illustrative purposes. Images are for guidance only and may not necessarily represent a true and accurate depiction of the condition of property. Floor plans are intended to give an indication of the layout only. All images, floor plans and dimensions are not intended to form part of any contract.
Plan produced using PlanUp

PROPOSED SITE PLAN



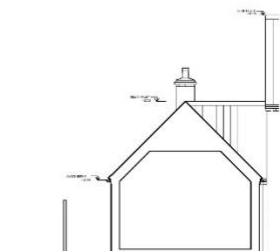
PROPOSED ELEVATIONS



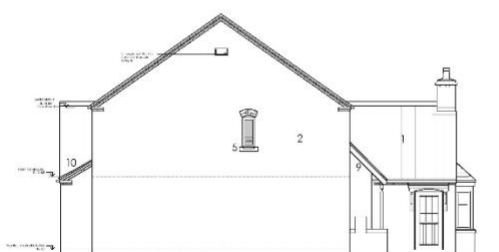
Front Elevation



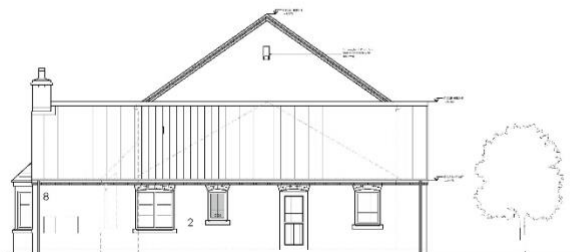
Rear Elevation



Section Plot 4

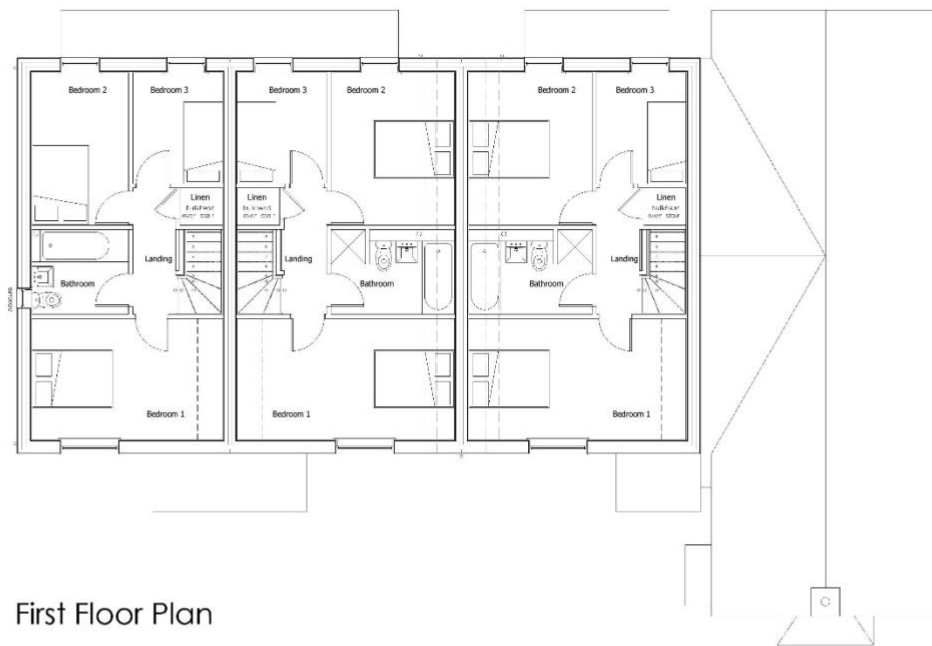


Side Elevation - Plot 1

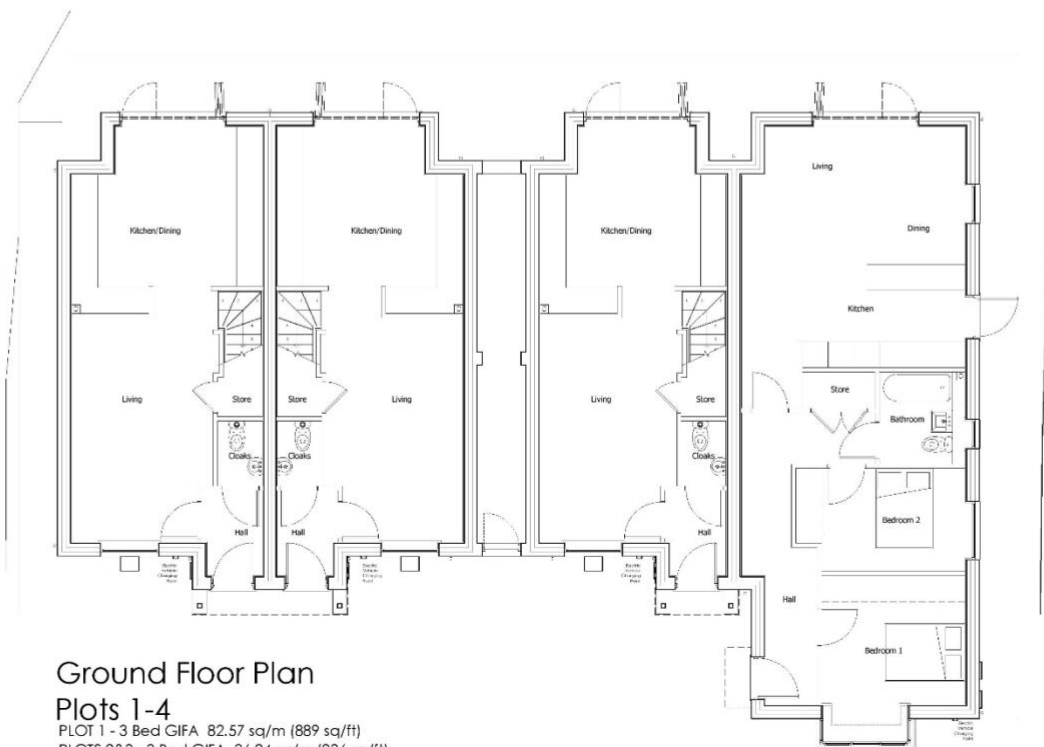


Side Elevation - Plot 4

PROPOSED FLOOR PLANS



First Floor Plan



Ground Floor Plan

Plots 1-4

- PLOT 1 - 3 Bed GIFA 82.57 sq/m (889 sq/ft)
- PLOTS 2&3 - 3 Bed GIFA 86.94 sq/m (936 sq/ft)
- PLOT 4 - 2 Bed GIFA 69.50 sq/m (748 sq/ft)





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