

# High Profile Town Centre Commercial Development Site Extending to 3.98 acres, 1.61 hectares For Sale Freehold with Vacant Possession

Former Boston United Football Ground | Boston | Lincolnshire | PE21 6HN



A Strategic Town Centre Site Suitable for Retail Warehousing, Residential Development, Leisure, Care Home and Other Uses Subject to Planning  
36,000 Cars Pass the Site Per Day on the A16 and A52 Trunk Roads

Conditional and Unconditional Offers Considered for Whole or Part

For Sale Freehold with Vacant Possession  
£2 Million Subject to Contract

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## Location...

The historic port of Boston has a population of approximately 68,000 residents and is located 115 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 30 miles to the west of King's Lynn.

The town is intersected by the A16 and A52 trunk roads which pass the site on the dual carriageway, known as John Adams Way.

Boston has a large port, well regarded hospital, a strong retail offering and a local economy strongly connected with agricultural food production.

The site is located close to the town centre.

Immediately to the north is a 21,000sqft Matalan store and petrol filling station, immediately to the south is road frontage to a desirable residential area which extends around the return frontage on the eastern boundary.

## Site Description...

The site comprises a former football ground of Boston United FC, car parking and ancillary accommodation with double road frontage to York Street and Spayne Road.

The Football Club occupies the eastern side of the site and comprises 4 main stands, with an extensive administration accommodation, sports bar and ancillary areas.

The sports club has separate access from York Street.

## Planning...

No formal planning investigations have been undertaken however, the site could be suitable for a mixed scheme.

The site benefits from 90m of road frontage to York Street and 164m of road frontage to Spayne Road.

Therefore, the site potentially contains over 25 road frontage building plots.

## Agents Note...

The property is located next to the Gliderdrome, which is also currently on the market. This lot comprising a historic Grade II listed nightclub freehold with vacant possession on a site of 0.86 acres with 11,000sqft of accommodation approximately. Please enquire for further information.

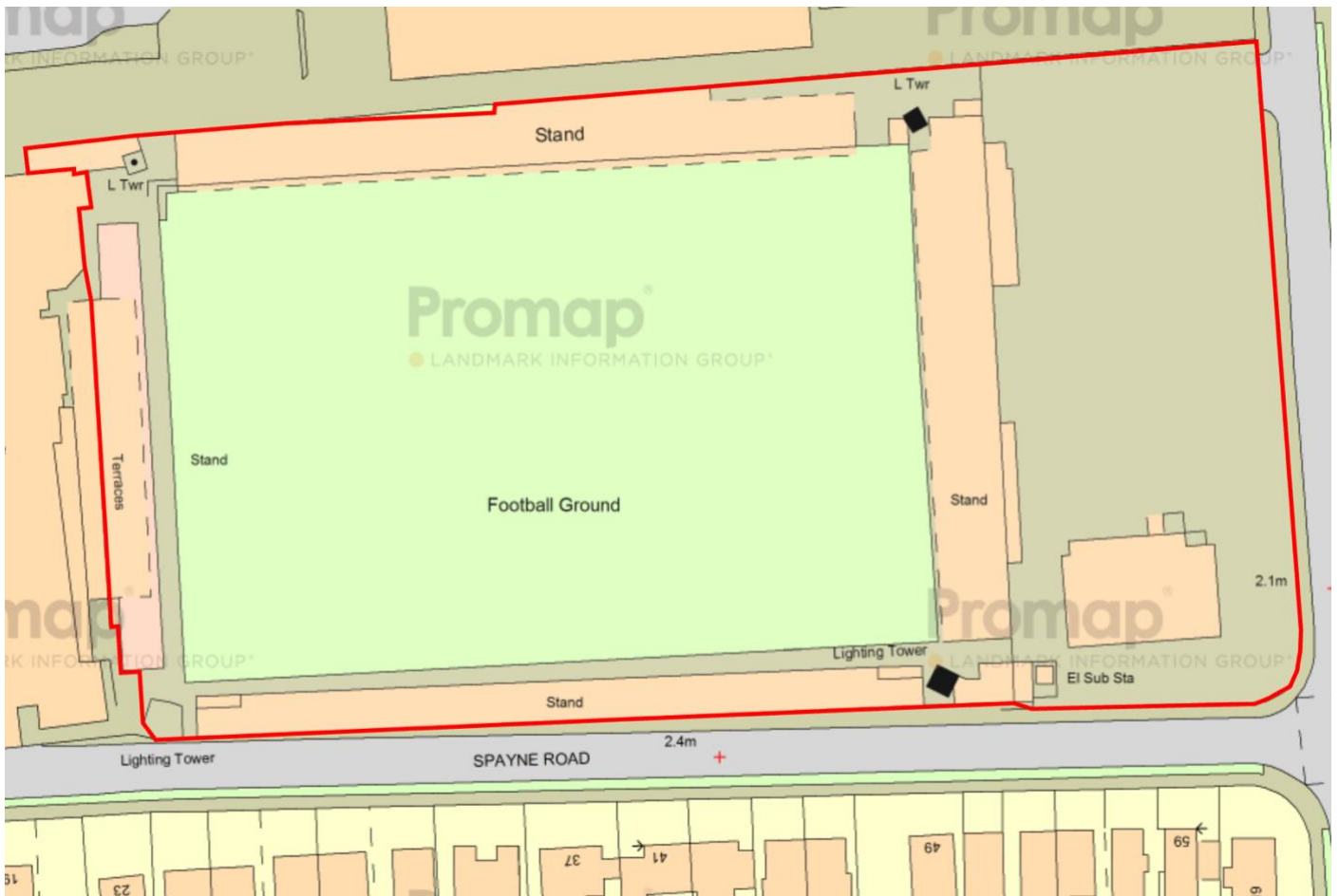


## Schedule of Accommodation...

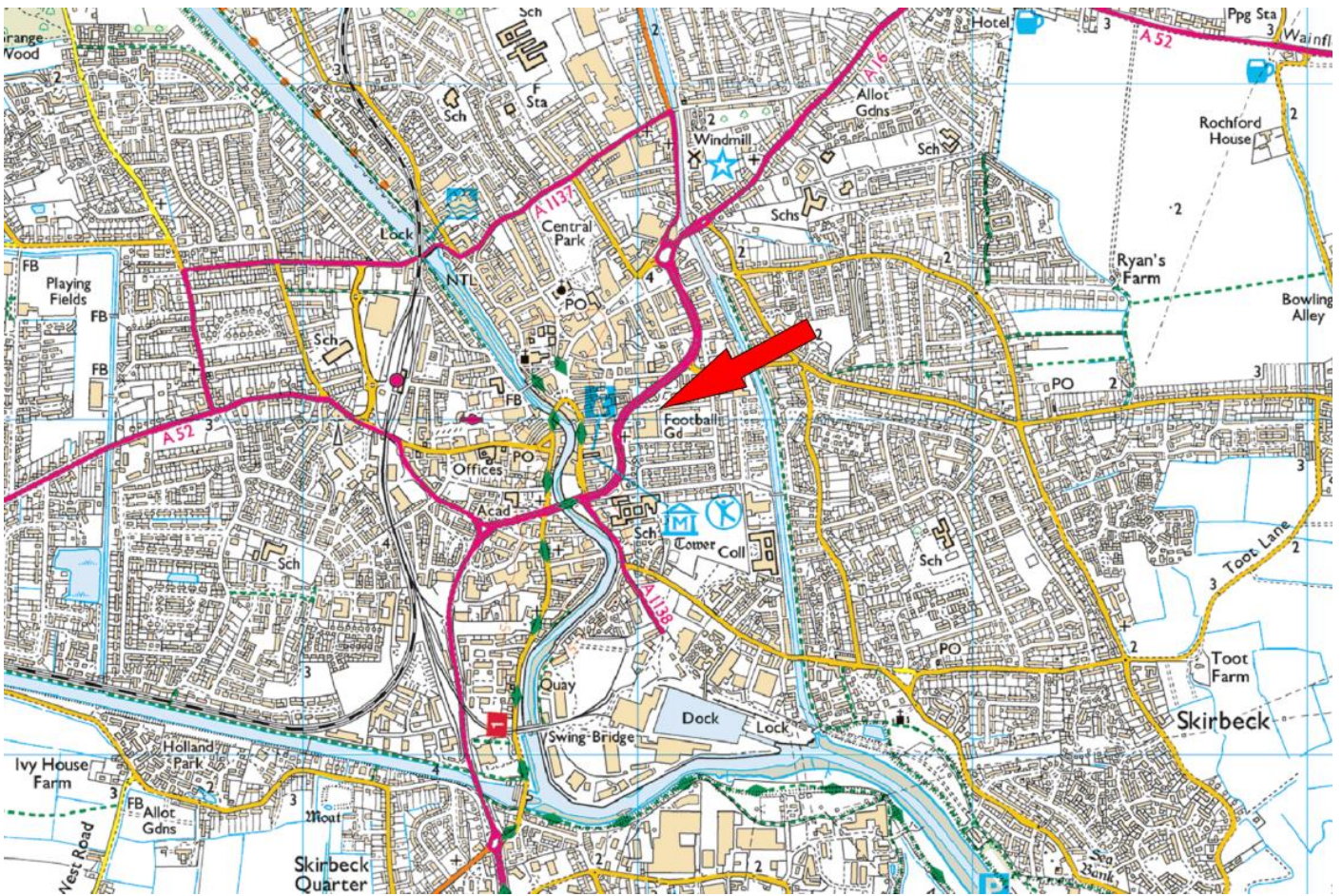
Football Stand North	773m <sup>2</sup>	8,320ft <sup>2</sup>
Football Stand South	761m <sup>2</sup>	8,200ft <sup>2</sup>
Football Stand East	382m <sup>2</sup>	4,120ft <sup>2</sup>
Football Stand West	678m <sup>2</sup>	7,600ft <sup>2</sup>
Administration and Ancillary Accommodation	117m <sup>2</sup>	1,260ft <sup>2</sup>
Sports Bar and Administration	273m <sup>2</sup>	2,940ft <sup>2</sup>
Ancillary Accommodation	45m <sup>2</sup>	480ft <sup>2</sup>
Total	3,029m <sup>2</sup>	32,600ft <sup>2</sup>
Gross Total Internal Floor Area	6,207m <sup>2</sup>	66,815ft <sup>2</sup>
Site Area Whole	1.61ha	3.98 acres











**Tenure...**

The property is available Freehold with Vacant Possession with conditional and unconditional offers being considered.

**EPC...**

An EPC will be available on request where required.

**Viewing...**

All viewings are to be made by appointment through the agent. Poyntons Consultancy. sales@poyntons.com | poyntons.com



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