

01733 897722

eddisons.com

INDUSTRIAL, YARD & DEVELOPMENT PLOT

Eddisons

Incorporating Barker Storey Matthews



TOLL BAR FARM, DEEPING ST JAMES, PETERBOROUGH PE11 3DP

£1,100,000

1,427.42 sq m (15,365 sq ft)

On 0.945 Ha (2.33 Acres)

- Self-contained yard with industrial and storage units
- Three buildings with scope for further development (subject to planning)
- Secure gated site
- Includes barn conversion plot with consent for 2 bed residential unit

LOCATION

The property is located at the junction of Main Road and Spalding road to the north of Deeping St James and Market Deeping. There is easy access to the A15 and thereafter the national road network. Peterborough is situated approximately 9 miles to the south, Stamford 9 miles to the east and Spalding approximately 11 miles to the east. The immediately surrounding area is predominantly agricultural in nature.

DESCRIPTION

The property comprises a self-contained gated and predominantly fenced yard with three light industrial / storage units, together with a barn building which has consent for residential conversion, and paddock/grass land with potential for further development (subject to planning).

The main building (building 1) is of steel portal frame construction with two large clear span bays to the rear, and a further extension to the front. The unit benefits from four full height roller shutter loading doors, three phase power and fluorescent lighting.

Building two is of more modern portal frame construction with single loading door and pedestrian door to the frontage. The unit benefits from three phase power, WC accommodation and small storage mezzanine.

Building three is of modern steel frame construction with three electrically operated roller shutter loading doors.

The yard is predominantly laid to hardcore, gravel and plane chippings. There are two gated access points onto the site from Main Road.

To the south of the yard is an area of grassland/paddock which provides an opportunity for further development/extension of the yard area (subject to any planning consents that may be required).

In addition, there is a former barn to the north-western corner of the property which is of brick construction under a tiled roof, and which has planning consent for conversion to a large two bed residential premises. This building might equally be converted to office accommodation in conjunction with the main use of the yard and buildings if required, subject to any necessary planning consents being obtained.

ACCOMMODATION

| | | |
|------------------------|----------------------|-----------------------|
| Building 1 - | 929.62 sq m | (10,007 sq ft) |
| Building 2 - | 210.06 sq m | (2,261 sq ft) |
| Building 2 mezzanine - | 33.39 sq m | (359 sq ft) |
| Building 3 - | 97.35 sq m | (1,048 sq ft) |
| Barn - | 157.00 sq m | (1,690 sq ft) |
| Total - | 1,427.42 sq m | (15,365 sq ft) |

Total site area: 0.954 Ha (2.334 Acres)

All floor areas are approximate and stated on a Gross Internal Area basis.

PRICE

£1,100,000 for the freehold with vacant possession on completion.

VAT

The property is not elected for VAT purposes, and Vat will NOT be payable in addition to the sale price.

BUSINESS RATES

The property is currently exempt from Business Rates as it is treated as Agricultural Buildings. Further details from the selling agent on request.

LEGAL COSTS

Each party to be responsible for its own legal costs in connection with this matter.

EPC

An EPC has been commissioned and will be made available on request.

PLANNING

The barn building has planning consent for conversion to a single story two bed residential dwelling extending to approximately 1,600 sq ft (planning reference number S19/1810 – South Kesteven District Council). Further details on request from the selling agents.

VIEWING

Strictly by appointment with the sole agents:-

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incorporating **Barker Storey Matthews**

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231117

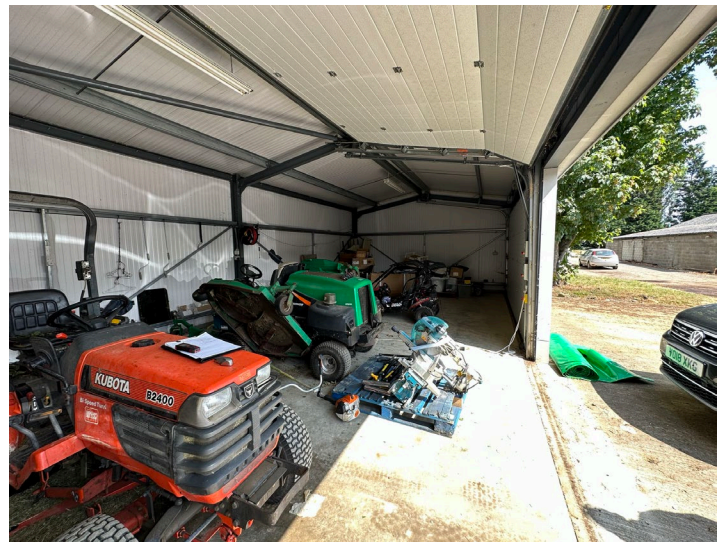
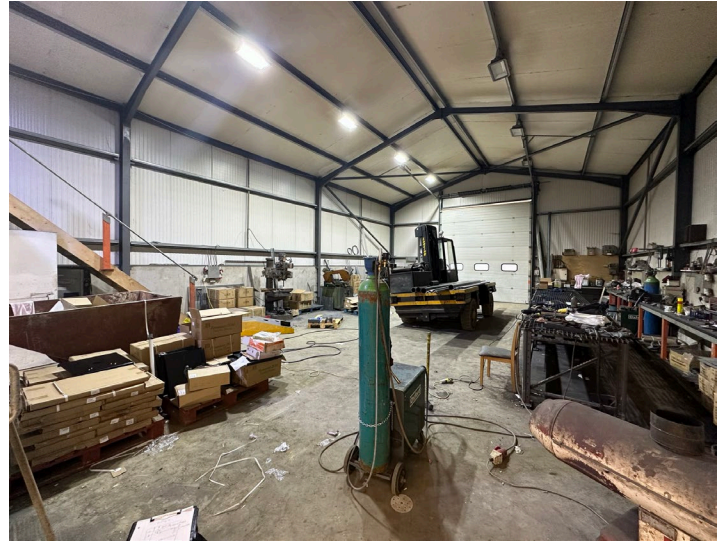
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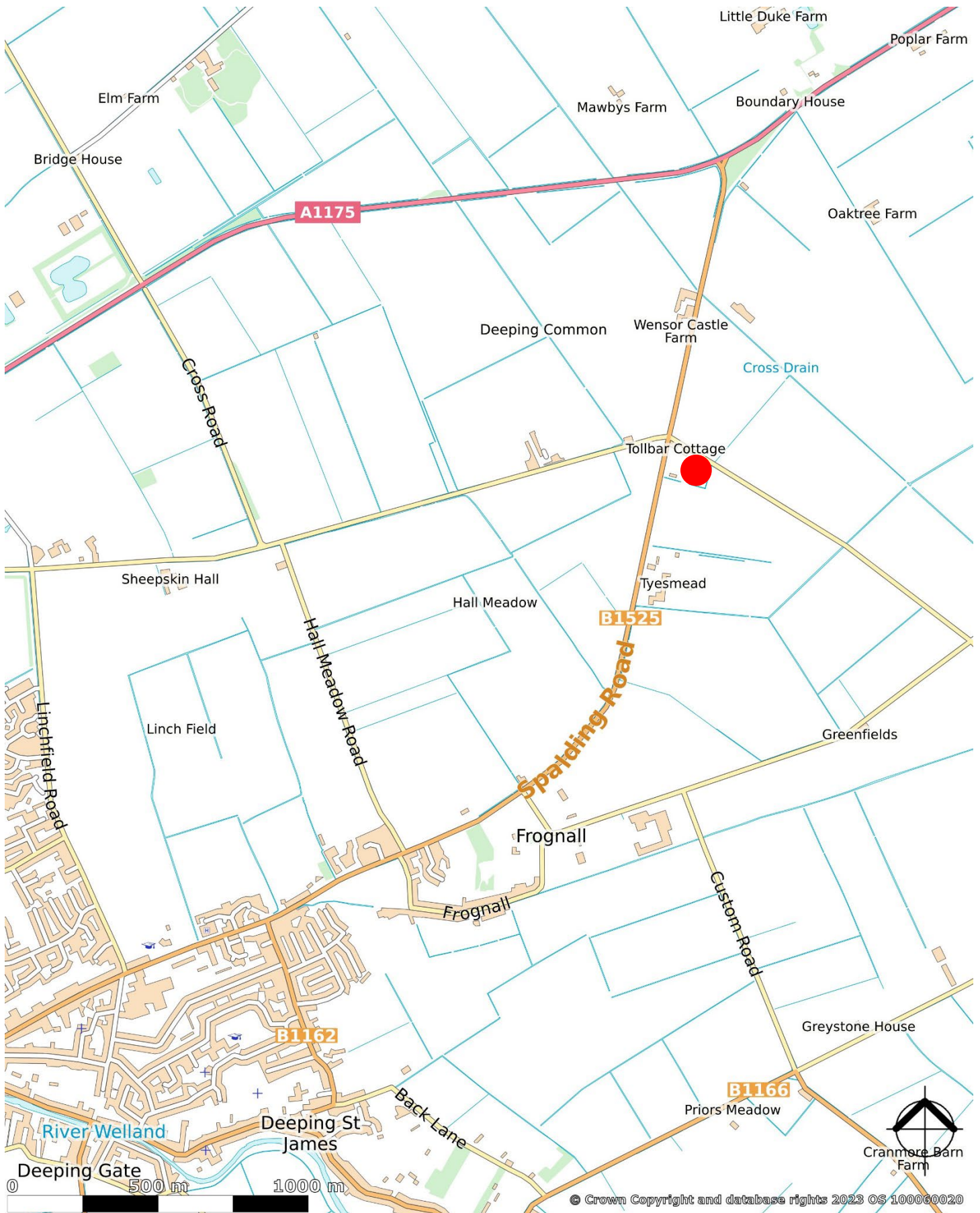
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