



I West End

Holbeach | Lincolnshire | PE12 7LW

 FINE & COUNTRY



KEY FEATURES

- Attractive Non-Listed Former Lloyds Bank Building of Stone and Brick Construction
 - Arranged Over Ground Floor, Basement and Upper Floor
 - Prime Strategic Position Within the Heart of the Market Town
 - Prominent Corner Position at the Junction of Five Connecting Roads
 - Conveniently Situated Near Peppermint Park Food Enterprise Zone
 - Holbeach Holds the Second Largest Population in South Holland District
 - Significant Growth Area with Over 2,000 New Homes Planned Over the Next Decade
 - Planning Permission Granted for a First Floor Two Bedroom Apartment
 - Planning Reference: H09-0378-25 via South Holland District Council
-



Occupying a highly prominent position at the principal junction of Market Hill and West End, this landmark former banking hall sits at the very heart of the historic market town of Holbeach. Benefitting from exceptional visibility, strong pedestrian footfall and passing vehicular traffic, the property represents a rare opportunity to acquire one of the town centre's most recognisable commercial buildings.

Local historical records indicate that the bank originally opened at West End in 1911 as the Capital and Counties Bank, later becoming Lloyds Bank in 1918. In 1922, the institution acquired the premises at 1 West End, demolishing the former buildings to create the impressive structure seen today, completed by local builders John Thompson & Son.

Following the closure of the bank, the property was subsequently occupied as professional offices, including solicitors, accountants and financial services, during which time it became known as "Albion Chambers".

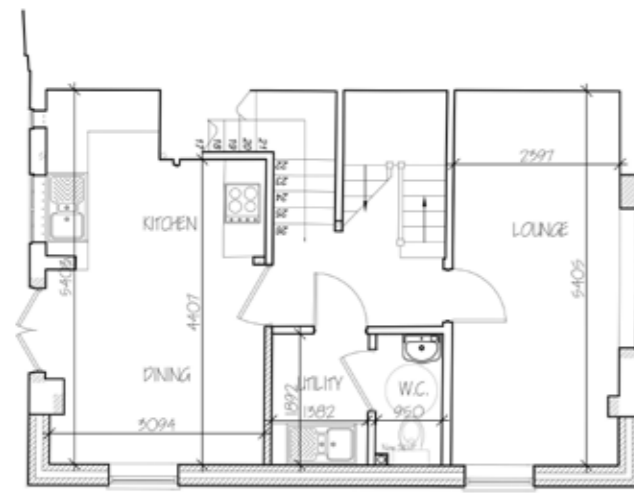
Constructed in an elegant Neo-Georgian style, the building features attractive red brick elevations complemented by Portland stone dressings, creating a distinguished and timeless appearance. The accommodation is arranged over basement, ground and first floors, with the ground floor currently comprising a substantial open-plan banking hall together with two private office/meeting rooms and a strong room/vault. Stairs rise to the first floor, which presently provides a further office, two store rooms, WC facilities and a kitchenette.

Planning permission was granted in June 2025 for the conversion of the first-floor office and store rooms into a self-contained two-bedroom apartment, complete with independent access from West End, offering excellent scope for mixed-use occupation or investment potential.

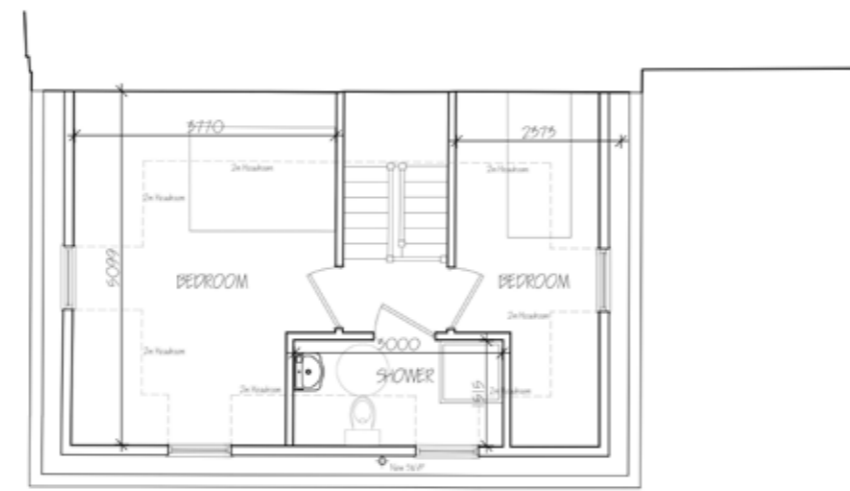
Planning Reference: H09-0378-25 via South Holland District Council.



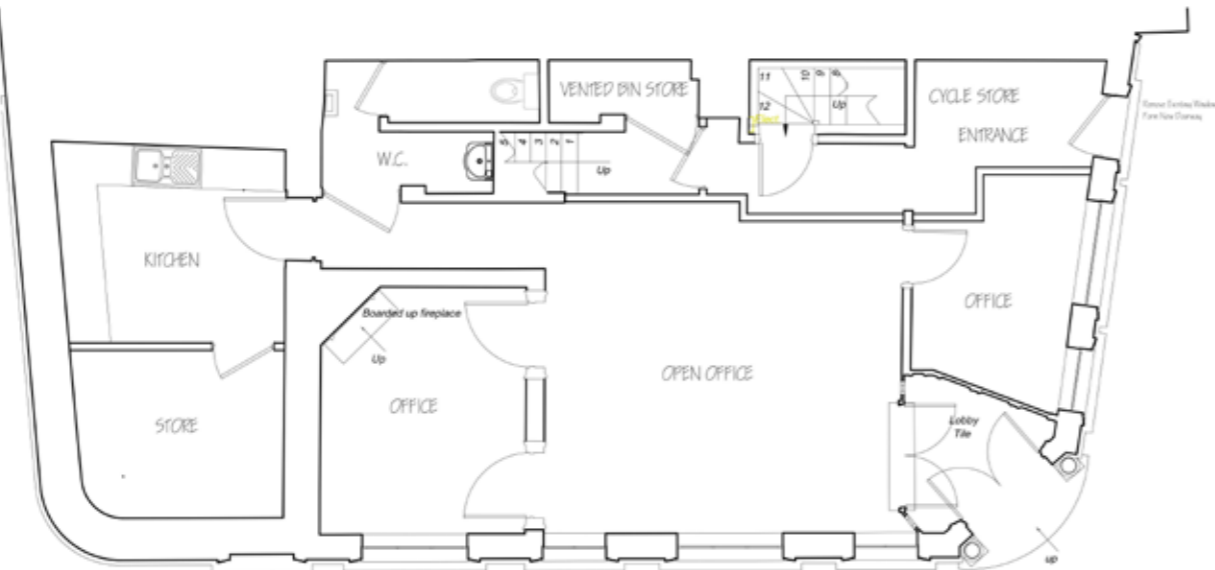
PROPOSED PLAN OF CHANGE OF USE OF FIRST FLOOR OFFICE TO 2 BEDROOM APARTMENT



FIRST FLOOR PLAN 1:50



SECOND FLOOR PLAN 1:50



GROUND FLOOR PLAN 1:50



EAST ELEVATION 1:100

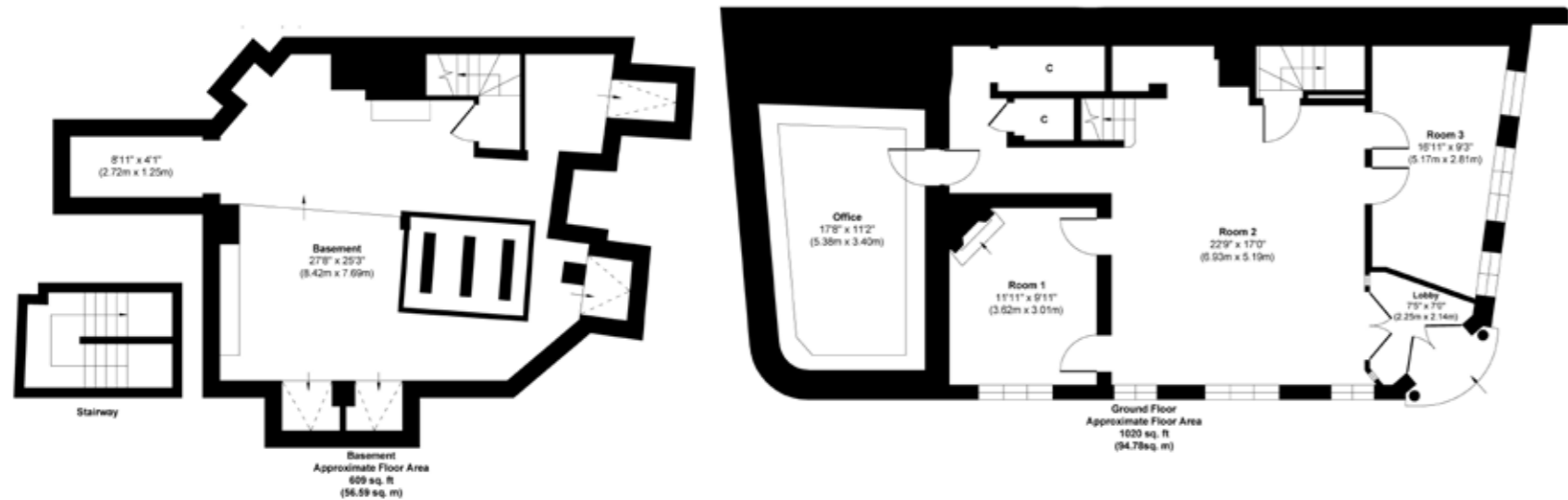
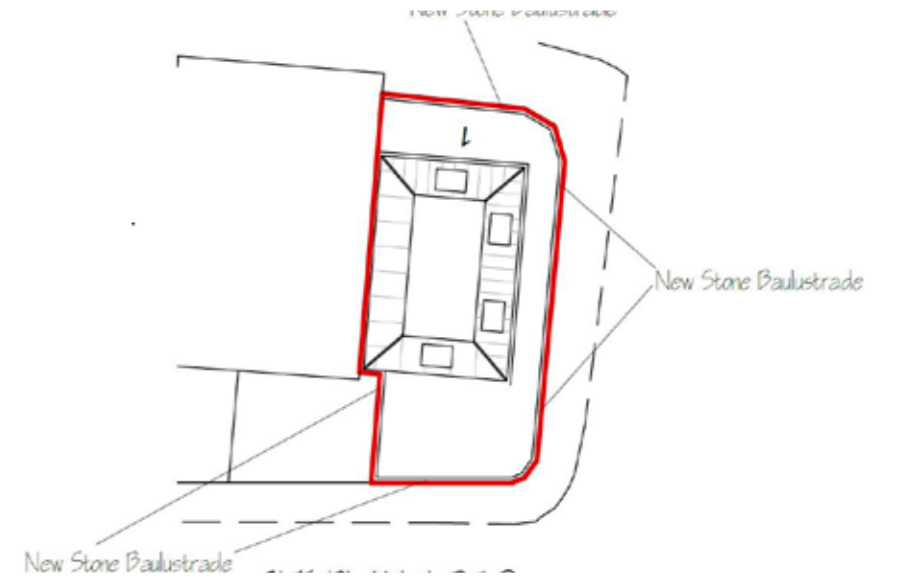
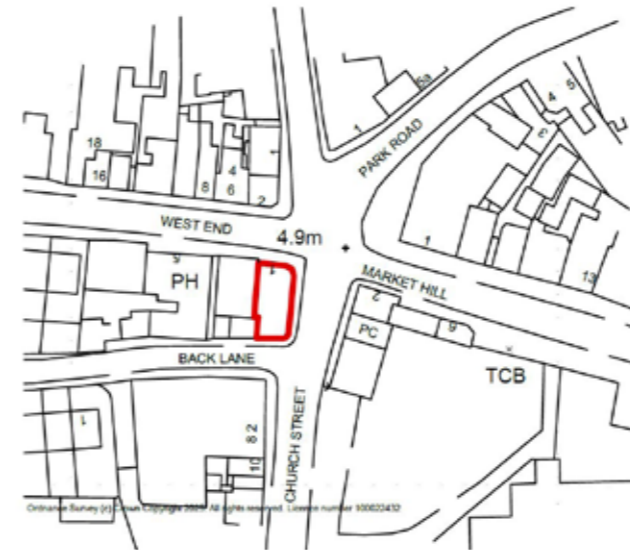


NORTH ELEVATION 1:100

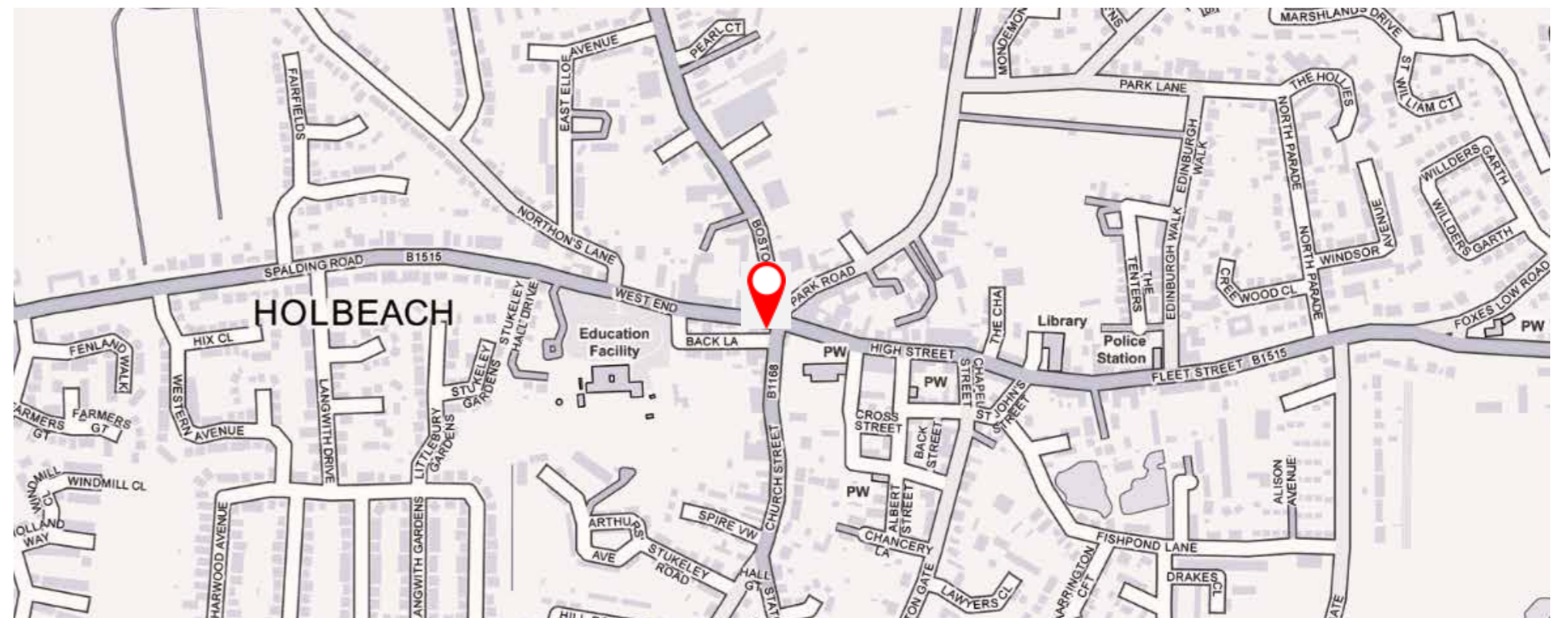


SOUTH ELEVATION 1:100





Approx. Gross Internal Floor Area 1996 sq. ft / 185.50 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property



Agents notes:
 The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.





LOCAL AUTHORITY: South Holland District Council

SERVICES: Mains Water, Electricity and Drainage and Gas Central Heating

TENURE: Freehold

AGENT'S NOTE:
In accordance with the provisions of the Estate Agents Act 1979, we hereby disclose that the owner of this property is an employee/ associate/connected person of Fine & Country.

DISCLAIMER:
 These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fine & Country or Rutland Country Properties has the authority to make or give any representation or warranty in respect of the property.

We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.

Rutland Country Properties.
 Registered in England and Wales No. 11897195
 Registered Office: Staple House, 5 Eleanor's Cross, Dunstable, Bedfordshire, LU6 1SU

Copyright © 2026 Fine & Country Ltd.





Fine & Country

Tel: +44 (0) 1780 750 200

stamford@fineandcountry.com

The Old Jeweller, 30 High Street East, Uppingham, Rutland, LE15 9PZ

