

River Frontage Development Site Available Freehold with Vacant Possession

42 Wormgate | Boston | Lincolnshire | PE21 6NR



Land Extending to 0.14 hectares, 0.36 acres with Road Frontage to Wormgate
Currently Used for Parking Around 30 Vehicles with a Range of Outbuildings
Extending to Around 346sqm, 3,725sqft
Located in a Mixed-Use Area, Suitable for Alternative Uses Subject to Planning
Consent

For Sale Freehold with Vacant Possession
£395,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The bustling market town of Boston has a rich historic history and is located approximately 115 miles to the north of London on the South Lincolnshire Fens.

The town has a population of approximately 68,000 residents and is 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 35 miles to the west of King's Lynn.

The town is served by the A16, A52 and A17 trunk roads and the railway station to Grantham intersecting with the main London to Edinburgh mainline.

The property is located at the northern end of Wormgate between the road and the river behind residential housing.

Description...

The site benefits from a 15m, 50ft road frontage to Wormgate. There is a concrete parking area and surfaced private road to the rear of the site.

The rear site is approximately square measuring 30m x 33m approximately and is mainly open storage, however it contains a number of buildings.

Open Sided Store.....18.5m x 11m, 200sqm
2nd Store.....19m x 5m, 92sqm
Store/Workshop.....8.5m x 6.7m, 54sqm



Tenure...

The site is available Freehold with Vacant Possession. Details of the current income relating to car parking are available on request.

Conditional and unconditional offers are welcomed for the Freehold either with or without planning permission for residential development.

Viewings...

By appointment through the agent.
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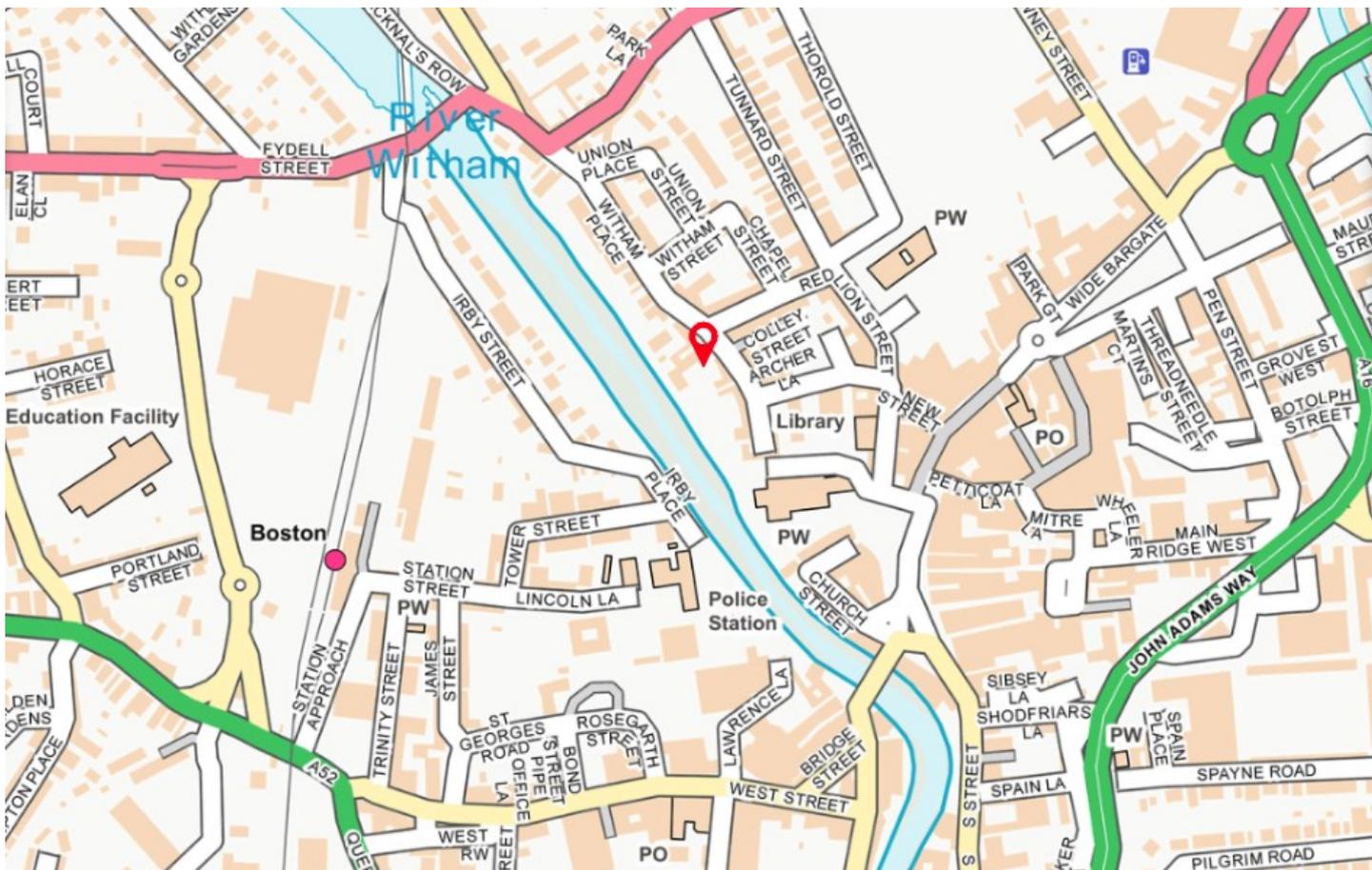


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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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