

Former Preparatory School in Affluent Village with Residential Conversion Potential For Sale Freehold with Vacant Possession

Bicker Preparatory School | School Lane | Bicker Bar | Lincolnshire | PE20 3DW



Freehold Former School Available in 0.23 acres, 0.01 hectares Located in a Sought After Desirable Village
Accommodation Extending to Over 2,300sqft, 112sqm, with 4 Principal Rooms, Ancillary Accommodation, Playground, External Canopies and Classrooms

For Sale Freehold with Vacant Possession
£295,000 Subject to Contract Excluding VAT

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PROPERTY MARKETING SPECIALISTS

01205 361694
www.poyntons.com
sales@poyntons.com



Location...

The conservation village of Bicker is located in the Borough of Boston in Lincolnshire approximately 115 miles to the north of London in the affluent South Lincolnshire Fens.

The village has a population of just under 1,000 residents and a long history dating back to medieval times when the village originally was located on the outlet of the River Witham which diverted to Boston in 1014.

The village lies to the north of the A52 trunk road close to the A16, Grantham is approximately 15 miles to the west, Boston approximately 10 miles to the east, Nottingham is 45 miles to the north-west and Lincoln approximately 35 miles to the north.

The property is located in the centre of the village in a Conservation Area and is surrounded by residential housing.

Accommodation...

The school originally dates from around 1860 and has been extended at the front and rear to provide additional ancillary accommodation, reception and classrooms. Please note that some fixtures and fittings have been removed since photographs were taken.

Spacious Entrance Hall

Boys WCs

Having 2 urinals, 2 sinks, WC.

Girls WCs

Having 2 WCs, 2 sinks.

Office.....3m x 3m, 7sqm

Classroom.....10m x 4.5m and 2.4m x 1.3m, 32sqm

Having sink, fire escape.

WCs

Having 2 WCs, 2 sinks.

Classroom.....7.5m x 5.7m, 43sqm

Having a ceiling height of 3.5m.

Kitchenette

Classroom.....7.5m x 5.6m, 41sqm

Classroom.....7.6m x 5.6m, 43sqm

Rear Covered Area.....24m x 4m, 96sqm

Having patio, paved area.

Rear Play Area

Cabin Classroom.....5.8m x 3.4m, 22sqm

To the rear of the school is the **Boiler Room/Store** having 2 recently fitted condensing boilers.

Schedule of Accommodation...

Gross Area	Internal Floor	212.5sqm	2,290sqft
Canopy		96.0sqm	1,035sqft
Cabin		22.0sqm	235sqft
Site Area		0.01 ha	0.23 acres

Outside...

To the front of the property is a playground which is fenced. The rear is an enclosed play garden area.

Tenure...

The property is available freehold with vacant possession.

Outgoings...

The property has a Rateable Value of £9,200.

EPC...

The property has an Energy Performance Asset Rating D80, full details are available on request.

Viewing...

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

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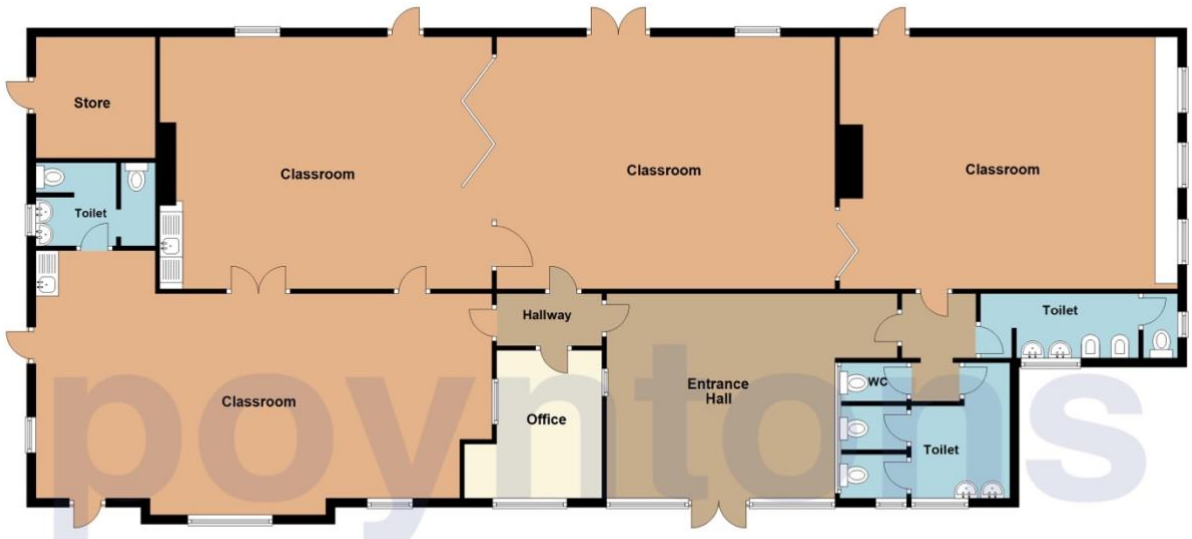


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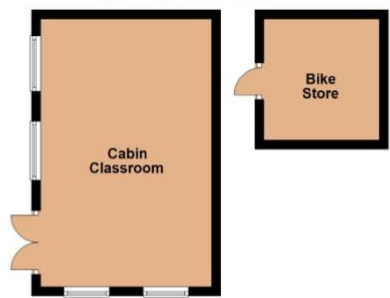
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Ground Floor
Approx. 244.3 sq. metres (2629.7 sq. feet)

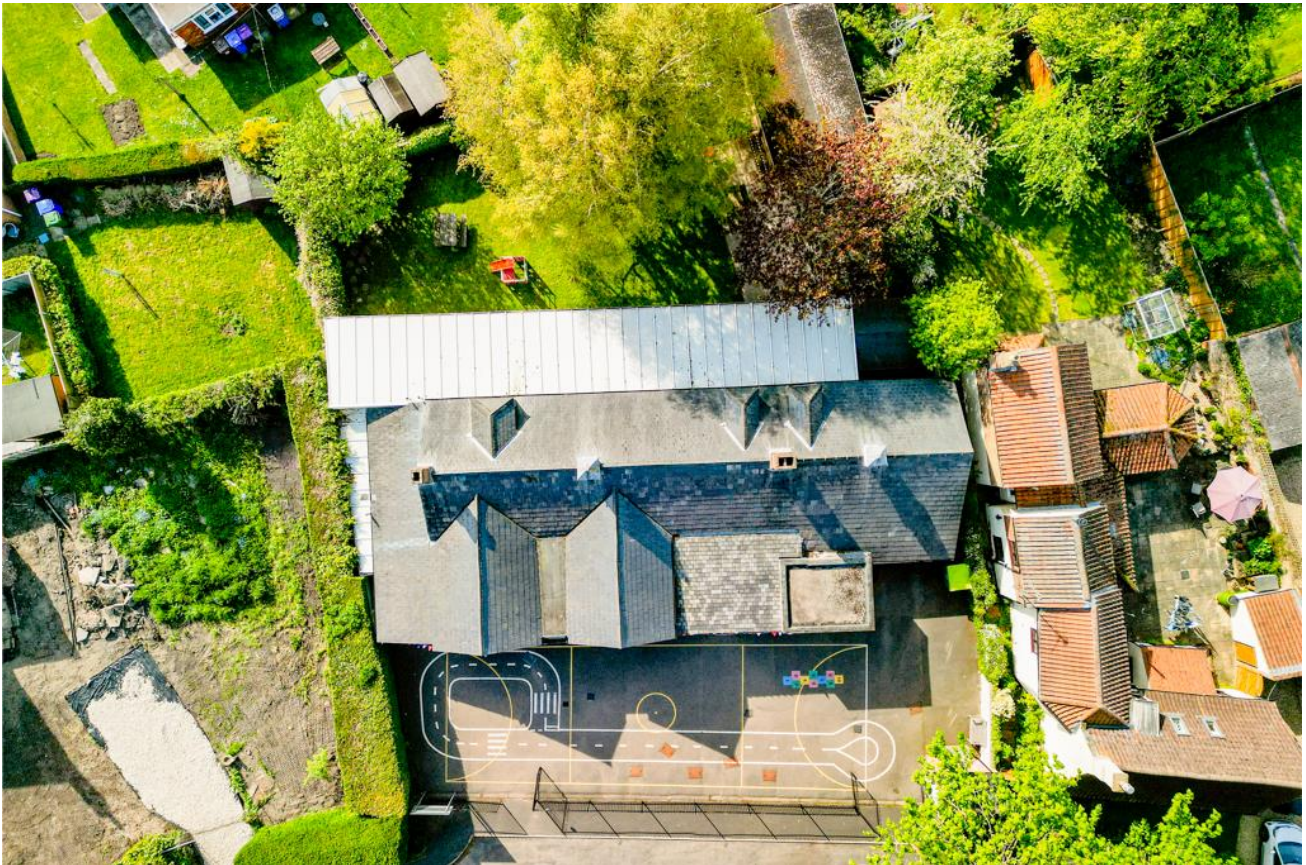


Outbuildings
Approx. 28.9 sq. metres (311.2 sq. feet)



Total area: approx. 273.2 sq. metres (2940.9 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 any contract. Plan produced using PlanUp.





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