

# Building Plot with Former Village Hall For Sale Freehold with Vacant Possession

Freiston Village Hall | Priory Road | Freiston | Boston | Lincolnshire | PE22 0JZ



Desirable Rectangular 0.11 Acre Building Plot with Road Frontage  
Currently Comprising a Former Village Hall Extending to 163.9sqm, 1,765sqft  
Planning Permission Dated 12<sup>th</sup> December 2023, B/23/0354 for a Large Four  
Bedroomed Detached House with Garage in Outline  
Desirable Village, 2 Public Houses, Well Regarded Butchers, Village Store and  
Sporting Amenities

For Sale Freehold with Vacant Possession  
£135,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)



## Location...

Freiston is a sought-after village located approximately 3 miles to the east of Boston on the South Lincolnshire Fens.

The village is home to the historic Church of St James' and has a population of approximately 1,300 residents, and a history dating back to the 12<sup>th</sup> Century Freiston Priory.

The large market town of Boston to the west has a population of 68,000 residents, a twice weekly market, a port, large hospital and strong sporting facilities, strong retail offering and is the main commercial centre in the area.

London is approximately 115 miles to the south, Lincoln 35 miles to the north-west, Nottingham 50 miles to the east and King's Lynn 30 miles to the west.

The area is connected to the mainline railway with a connection at Grantham, and is served by the A52, A17 and A16 trunk roads.

The property is located close to the centre of the village to the north of Priory Road.

## Existing Accommodation...

The site comprises the former village hall with parking to the front and a yard to the rear.

**Public Entrance**.....2.6m x 2.5m, 6.6sqm

**Cloakroom and WC off**.....2.5m x 2.2m, 5.5sqm  
Having sink and WC with cloakroom.

**Inner Hall**.....5.0m x 5.5m, 27.9sqm

**Main Hall**.....12m x 6m, 72sqm

**Storeroom**.....3.2m x 1.4m, 4.5sqm

**Fitted Kitchen**.....5.5m x 3.5m, 19.8sqm  
Having an extensive range of fully fitted high level and low level cupboards over round edged worksurfaces with 2 stainless steel sinks, space for domestic appliances.

**Rear Entrance Hall**.....7m x 3.6m, 25sqm  
**WCs**

## Outside...

To the front of the property is a gravelled parking area. To the rear is a small, enclosed courtyard.

## Method of Sale...

The property is offered to the market on the basis of conditional and unconditional offers with no ongoing chain involved.

## Planning...

Planning Consent B/23/0354 has been granted by Boston Borough Council for the erection of a four bedroomed detached house. Plans show an attractive two storey building with the following accommodation.

Spacious Entrance Hall with return staircase

Living Room.....3.6m x 5m

Dining Room.....3.6m x 3.8m

Study.....2.6m x 3m

Kitchen.....5.5m max. x 4.1m max.

Utility Room.....2.7m ave x 2.2m  
WC

## First Floor

Spacious first floor hallway with airing cupboard.

Bedroom No. 1.....3.8m x 3.6m  
Having en-suite, box room and wardrobe.

Bedroom No. 2.....3.7m x 3.5m  
Having wardrobe.

Bedroom No. 3.....3.6m x 2.8m  
Having wardrobe.

Bedroom No. 4.....3.6m x 2.3m  
Having wardrobe.

Family Bathroom

To the front of the property is parking and a detached Garage with an enclosed private rear garden.

## Outgoings...

The property does not currently appear on the ratings list.

## EPC...

The property has an energy Performance Asset Rating F149. Full details are available on request.

## Viewing...

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

Poyntons Consultancy.

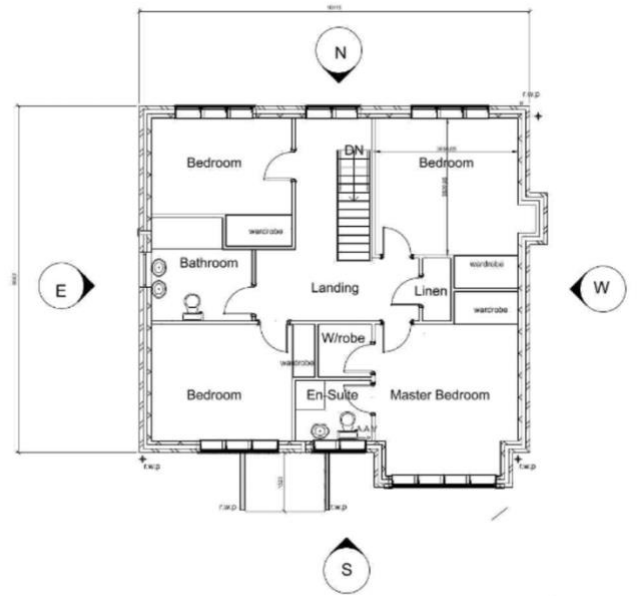
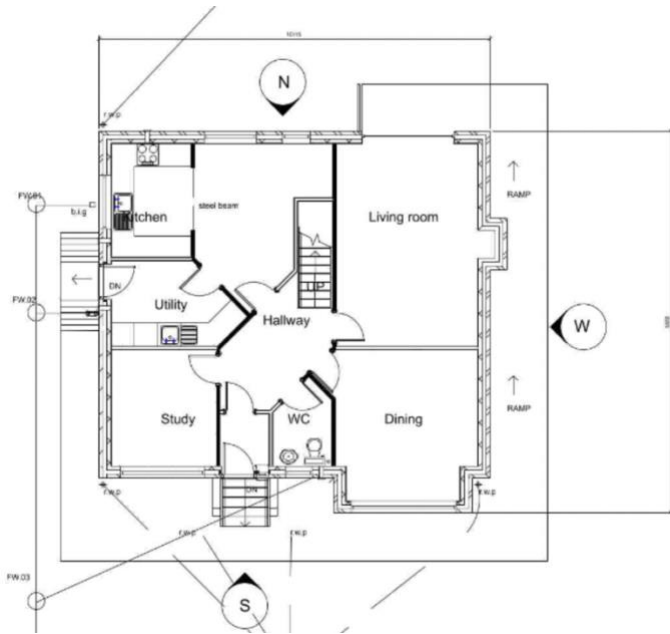
sales@poyntons.com | poyntons.com

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

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

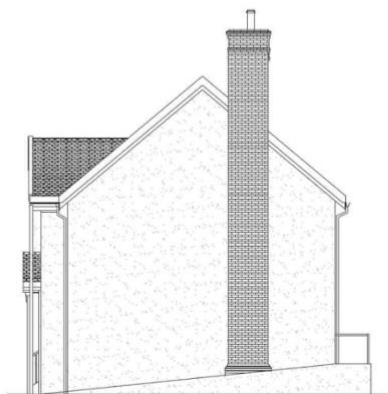




*proposed east elevation*



*proposed south elevation*



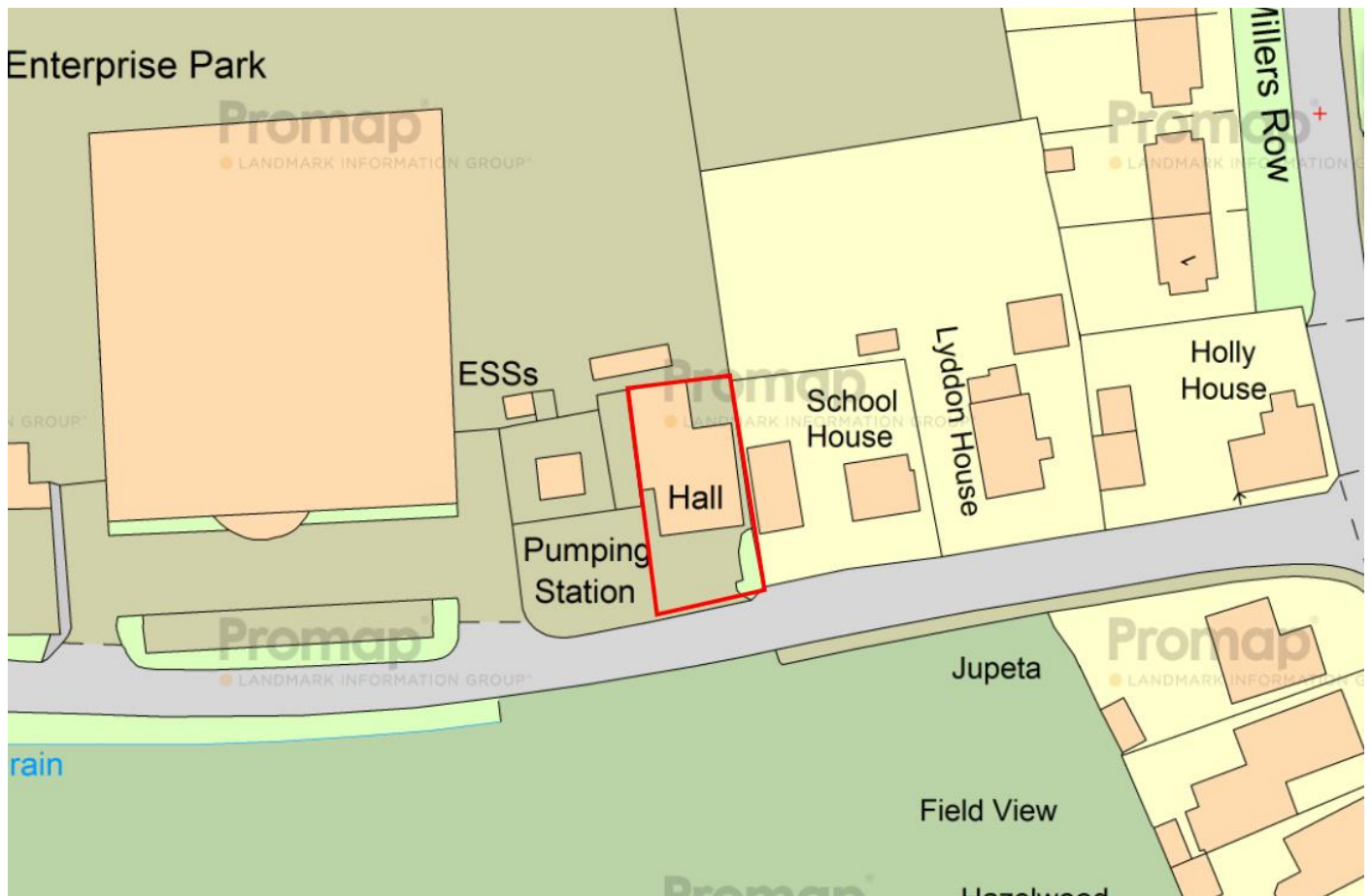
*proposed west elevation*



*proposed north elevation*



# Enterprise Park



**Misrepresentation Act:** The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded. **Money Laundering Regulations:** Prospective purchasers will be asked to produce identification at a later stage.

**poyntons consultancy**

PROPERTY MARKETING SPECIALISTS

01205 361694

www.poyntons.com

sales@poyntons.com



RICS