

Former Victorian Schoolhouse and Headmaster's House for Reinstatement in 1 Acre, 0.42 Hectares, Currently Arranged to Provide Workshop and Stores

The Old School House, School and Stores | Swineshead Road | Kirton Holme | Boston | Lincolnshire | PE20 1TT



A52 Road Fronted Development Opportunity Accommodation Extending to Over 526sqm, 5,660sqft on 1.04 Acres, 0.42 Ha
Currently Used as a Building Yard, Workshops and Stores
House Requiring Renovation

For Sale Freehold with Vacant Possession
£395,000 Subject to Contract, NO Onward Chain

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The South Lincolnshire market town of Boston has a population of over 73,000 residents and a long history associated with the port, merchants and agricultural food production.

Kirton Holme is a village approximately 8 miles to the south-west of Boston with a population of approximately 300 residents.

The property is located off the old main road with road frontage to the A52.

There is residential property either side of the site and a factory to the north.

Description...

Originally constructed as a Victorian schoolhouse with teacher's accommodation, the property has been modified over the years and now comprises full height storage, original storage and a residential development opportunity.

The main former school room now converted:

Workshop.....26m x 6.3m min
Having a range of ad hoc structures built off the concrete floor, full height roller shutter door, internal eaves height min. 4.5m.

Side Stores.....7.4m x 6.4m, 48sqm
Having an internal eaves height of 4m, concrete floor.

Side Stores 2.....7.2m x 6.1m, 45sqm
Having internal eaves height of 4m and concrete floor.

Kitchenette.....2.4m x 2m, 5.3sqm
WC

Having low level WC.

Office.....3m x 4m, 13.1sqm

Kitchen 2.....2.8m x 1.4m, 3.8sqm

Shower Room.....2.5m x 1.6m, 4sqm
Non functional.

Office.....4.2m x 3m, 13.4sqm

Store.....3.6m x 6m, 21.8sqm

Former Master's House.....29m, 1,390sqft
Not measured internally but believed to provide conventional accommodation, arranged on the ground and first floor. Staircase removed.



Schedule of Accommodation....

| The Old Schoolhouse: | | |
|-------------------------|---------------------|----------------------|
| Storage | 114.8m ² | 1,235ft ² |
| Workshops | 164m ² | 1,765ft ² |
| Offices | 35.6m ² | 385ft ² |
| Ancillary Accommodation | 82.6m ² | 890ft ² |
| Two Storey Former House | 129m ² | 1,350ft ² |



Outside...

Either side of the main buildings are vehicular accesses giving access to land currently used for the storage of builder's materials, previously a playground and parking areas. The site is overgrown.

Agent's Note....

The property is available Freehold with Vacant Possession. Purchase of the contents will also be considered.

Outgoings...

The property has a Rateable Value of £14,000. Full details are available on the VOA Website.

EPC...

Energy Performance Certification will be provided where required.

Viewing...

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