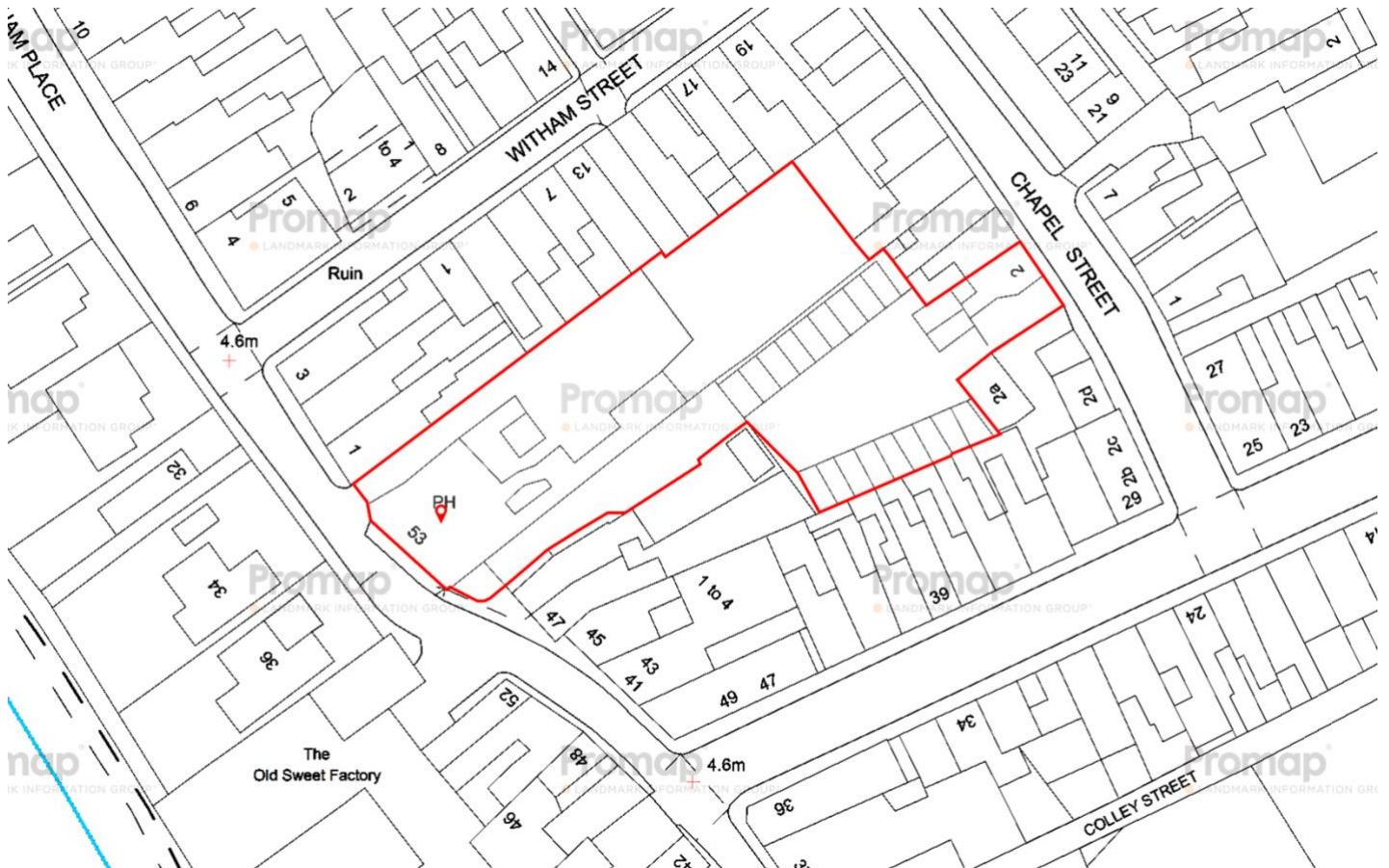


Town Centre Development Site Comprising House, Derelict Public House, Former Schoolhouse and 24 Garages For Sale

51, 53 Wormgate and 2 Chapel Street | Boston | Lincolnshire | PE21 6NS



High Density Residential Development Opportunity or Refurbishment Opportunity
Comprising Semi Derelict Two-Storey Victorian House, Former Peacock Inn for
Renovation, Former Bluecoat School and 24 Vacant Garages Ready To Let
Accommodation Extending to 903sqm, 9,720sqft on 0.45 Acres, 0.18 Hectares

For Sale Freehold with Vacant Possession
£495,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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sales@poyntons.com



Location...

The historic market town of Boston has a population of approximately 73,000 residents, a vibrant marketplace with well-regarded schools, port, large hospital and an economy largely based on rich agricultural land surrounding.

The property is located to the north of the town centre in a conservation area. The area can be characterised by its high density residential Victorian housing.

Access to the site is either from Chapel Street or Witham Place. The site interconnects with both.

Accommodation...

51 Wormgate:

This is a semi derelict two storey Victorian property which has been extended in the past now requiring major refurbishment or demolition. Extending to provide approximately 165sqm, 1,775sqft of accommodation on the ground and first floor.

53 Wormgate:

This is the site of the former Peacock Inn, comprising a large two storey public house with 8 bedrooms requiring complete refurbishment as it is a bare shell. A total of 318sqm, 3,420sqft accommodation, with vehicular access, three garages to the rear and beer garden.

The accommodation is arranged over ground and first floors

Main Bar	7.2m x 5.9m, 43sqm
Rear Seating Area	7.7m x 4.8m, 37.6sqm
Side Bar	5.4m x 4.9m, 26.8sqm
Kitchen	4.8m x 3.2m, 15.4sqm
Rear Store	1.5m x 1.3m, 2.3sqm
Boiler Room	
Beer Cellar	6.3m x 2.7m
Enclosed Courtyard	
Ladies WC	
Gents WC	

First Floor

Bedroom 1	3.5m x 1.8m, 6.4sqm
Bathroom	1.5m x 3.1m, 5sqm
Bedroom 2	4.3m x 5m, 21.6sqm
Bedroom 3	4.2m x 3.3m, 14sqm
Bedroom 4	4m x 5.6m, 22.5sqm
Bedroom 5	3.5m x 2.7m, 9.6sqm
Bedroom 6	3.4m x 2.3m, 8.1sqm
Bedroom 7	2.7m x 4m, 11.1sqm
Lounge	3.1m x 3.1m, 12.2sqm
Bedroom 8	2.8m x 4.3m, 12.3sqm

Outside...

A vehicular access leads to a hard surfaced area.

Outbuilding	3m x 2.8m, 8.8sqm
Garage 1	4.7m x 2.7m, 12.8sqm
Garage 2	4.7m x 2.7m, 12.8sqm
Garage 3	4.7m x 2.7m, 12.8sqm

To the rear of the parking area is the **Beer Garden**.

2 Chapel Street:

This building comprises a former Bluecoat School and is of conventional construction arranged across the ground, first and second floors, extending to provide approximately 120sqm, 1290sqft of accommodation. There is a drive thru archway to 24 garages.

Schedule of Accommodation...

51 Wormgate, PE21 6NS – 2 Storey House		
Gross Internal Floor Area	165m ²	1,775ft ²
53 Wormgate, PE21 6NS - Former Peacock Inn		
Trading Area	122.8m ²	1,320ft ²
Ancillary Accommodation and First Floor accommodation	195.2m ²	2,100ft ²
Total	318m ²	3,420ft ²
2 Chapel Street PE21 6PY – Former Bluecoat School		
Gross Internal Floor Area	120m ²	1,290ft ²
24 Garages	300m ²	3,230ft ²
Total Accommodation	903m ²	9,720 ft ²
Site Area	0.18 Ha	0.45 Acres

All figures are approximate.

Method of Sale...

The property is offered for sale freehold by private treaty, with vacant possession. Conditional and unconditional offers will be entertained.

Outgoings...

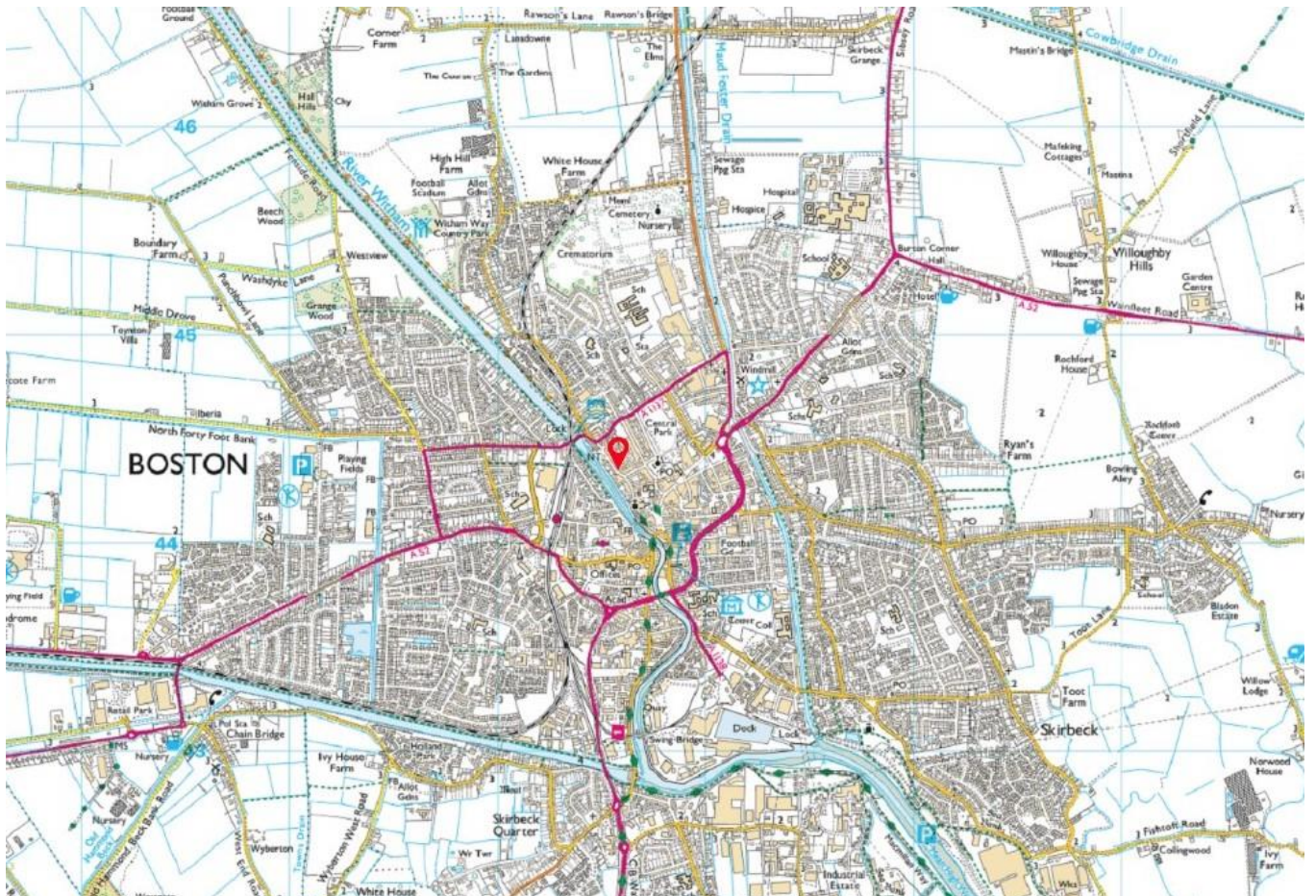
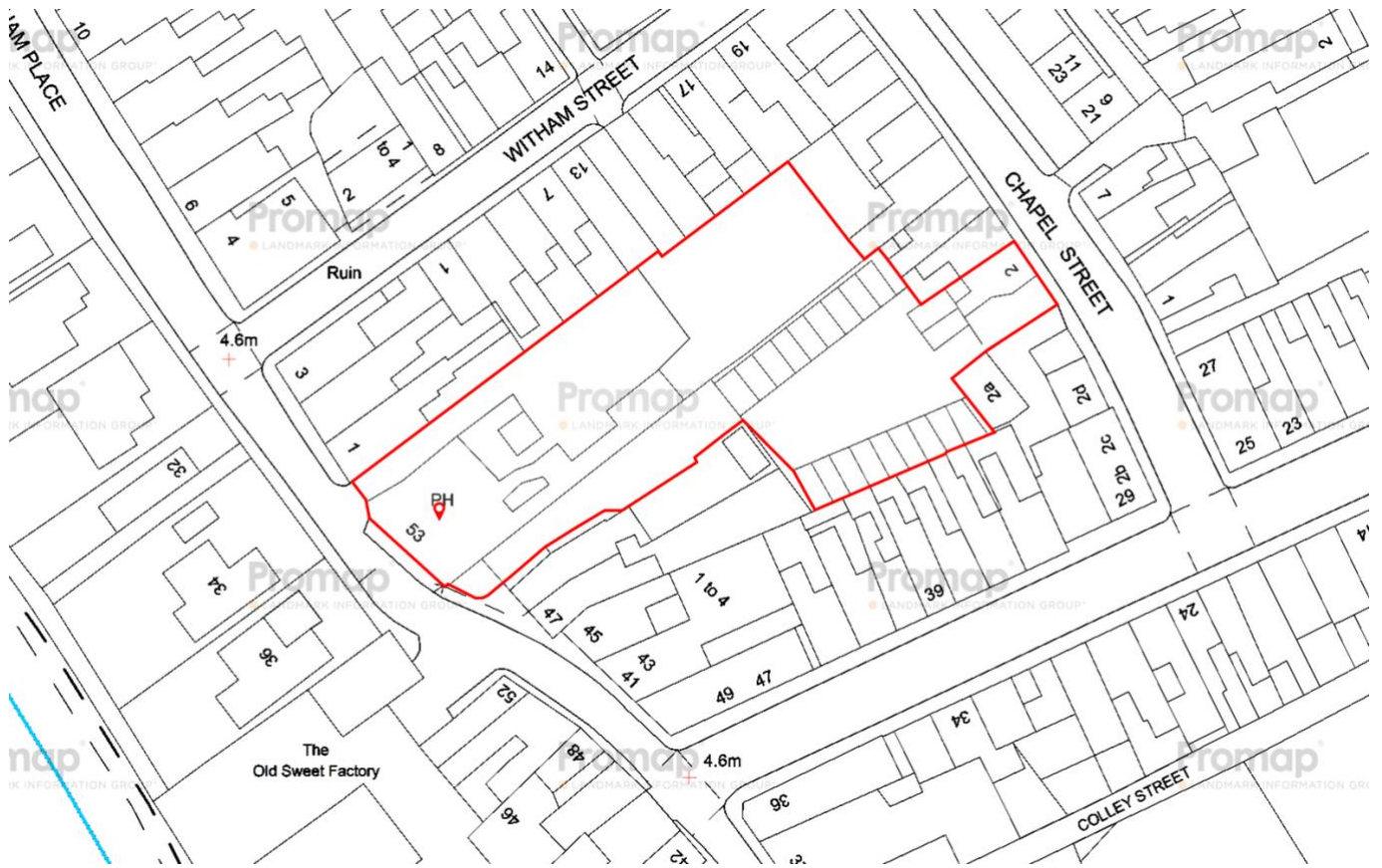
The former Peacock Inn has a Rateable Value of £8,000. The properties 51 Wormgate and 2 Chapel Street are rated as Council Tax Band A

EPC...

53 Wormgate has an EPC Rating D76.
2 Chapel Street has an EPC Rating E45.
Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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