

Riverside Warehouse Building with Full Planning
Consent for 61 Dwellings Comprising Converted and
3 New Build Blocks of Loft Style Apartments
For Sale Freehold with Vacant Possession

Haven Wharf | High Street | Boston | Lincolnshire | PE21 8SX



Planning Consent for Conversion and New Build Dwellings to Provide
Approximately 5,914sqm, 63,560sqft of Residential Accommodation
May be Suitable for Retirement Apartments or Hotel Development (STP)
Sale Includes Large Grade 2 Listed House which has been Converted into 2
Residential Apartments and Offices

For Sale Freehold with Vacant Possession
£2.75 Million Subject to Contract

poyntons consultancy
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Location...

The historic market town of Boston has a population of approximately 70,000 residents, twice weekly markets and good local amenities including a large hospital, working port, retail offering and sports facilities.

It is located close to the town centre adjoining the A52 and A16 trunk roads, with a road frontage to High Street, White Horse Lane and of course the tidal River Haven.

The town has a rich medieval history, at one time having a port larger than the size of London and benefits from a large retirement community located in one of the most fertile and productive areas of agricultural land in Europe.

The town is approximately 110 miles to the north of London, 35 miles to the south-east of Lincoln, 50 miles to the east of Nottingham and 4 miles inland from the Wash.

The site has moorings on the eastern boundary of the tidal River Haven approximately 45m in length.

Accommodation...

The property currently comprises a warehouse, workshop, offices and residential accommodation with empty storage space within a ring-fenced site extending to 1.25 acres.

76 and 76a High Street

This is a Grade II listed, 3 storey former merchants house which was converted some time ago to form two separate apartments let on Assured Shorthold Tenancies.

78 High Street

This is a 2 storey office block let on a commercial tenancy with a rolling break clause for Vacant Possession.

Trade Unit and Workshop

This is a commercial property fronting the rear boundary running alongside the tidal River Haven. This is let to ASP Glazing with a rolling break clause for Vacant Possession. The plans for the re-development scheme show this building to be demolished.

Main Warehouse

This is currently accessed from High Street and White Horse Lane and accommodation is arranged on the ground, first and second floors with gantries over the River Haven.

In addition to these buildings are a single storey steel clad structure with outshod extension and open store.

Schedule of Accommodation Existing...

Warehouse Footprint	771m ²	8,300ft ²
Warehouse Gross Internal Floor Area	2,313m ²	24,900ft ²
Outshod Extension to Warehouse	174m ²	1,870ft ²
Brick Built Store to White Horse Lane	271m ²	2,915ft ²
Open Store	150m ²	1,615ft ²
2 Storey Offices 78 High Street	180m ²	1,940ft ²
Single Storey Rear Office Extension	21m ²	220ft ²
3 Storey Apartments 76 and 76a High Street	300m ²	3,230ft ²
Northern Workshops	150m ²	1,615ft ²
Trade Unit	224m ²	2,410ft ²
Total	3,783m²	40,715ft²
Site Area	0.5 hectares	1.25 acres



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RICS

Planning...

The site has implemented Full Planning Consent dated 6th June 2018 Ref. B/17/0121 for the erection of 3 apartment blocks, one fronting John Adams Way, one fronting White Horse Lane with a self contained 3 bedroomed dwelling fronting High Street, as well as the conversion of the main warehouse to provide a total of 61 apartments.

The planning consent includes demolition of the outbuildings to the rear of 78 High Street, the Trade Unit and Workshop and ancillary buildings.

The conversion of the main warehouse creates 1 and 2 bedroomed apartment designs with loft house apartments on the second floor as per the details with the planning application.

In addition to conversion is an extension to the warehouse containing another 2 apartments with appropriate circulation areas.

19 new build apartments are shown along White Horse Lane and to the north of the site is a block of another 18 apartments.

76 and 76a High Street are included in the sale and do not form part of the planning application. It presently forms 2 spacious apartments, let on Assured Shorthold Tenancies with yard and parking.

Schedule of Accommodation of Proposed Development...

Warehouse Conversion Apartments – 21 No	2,049m ²	22,055ft ²
Extension – 2 No	117m ²	1,260ft ²
New Build Apartments Block A – 18 No	1,101m ²	11,850ft ²
New Build Houses Block B - 19 No	1,917m ²	20,635ft ²
End Terrace House Block C - 1 No 3 Bedroomed House	130m ²	1,400ft ²
76 High Street	300m ²	3,230ft ²
Total Gross Internal Area of the Proposed Development Including 76 High St	5,914m²	63,460ft²

Method of Sale...

The site is offered to the market by private treaty.

VAT...

The vendor reserves the right to charge VAT where applicable.

Viewing...

By appointment through the agent.



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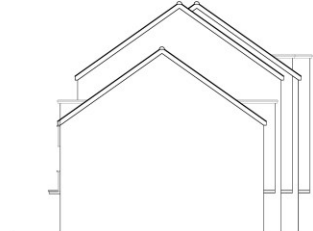




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NORTH ELEVATION (BLOCK B)



WEST ELEVATION (BLOCK B)

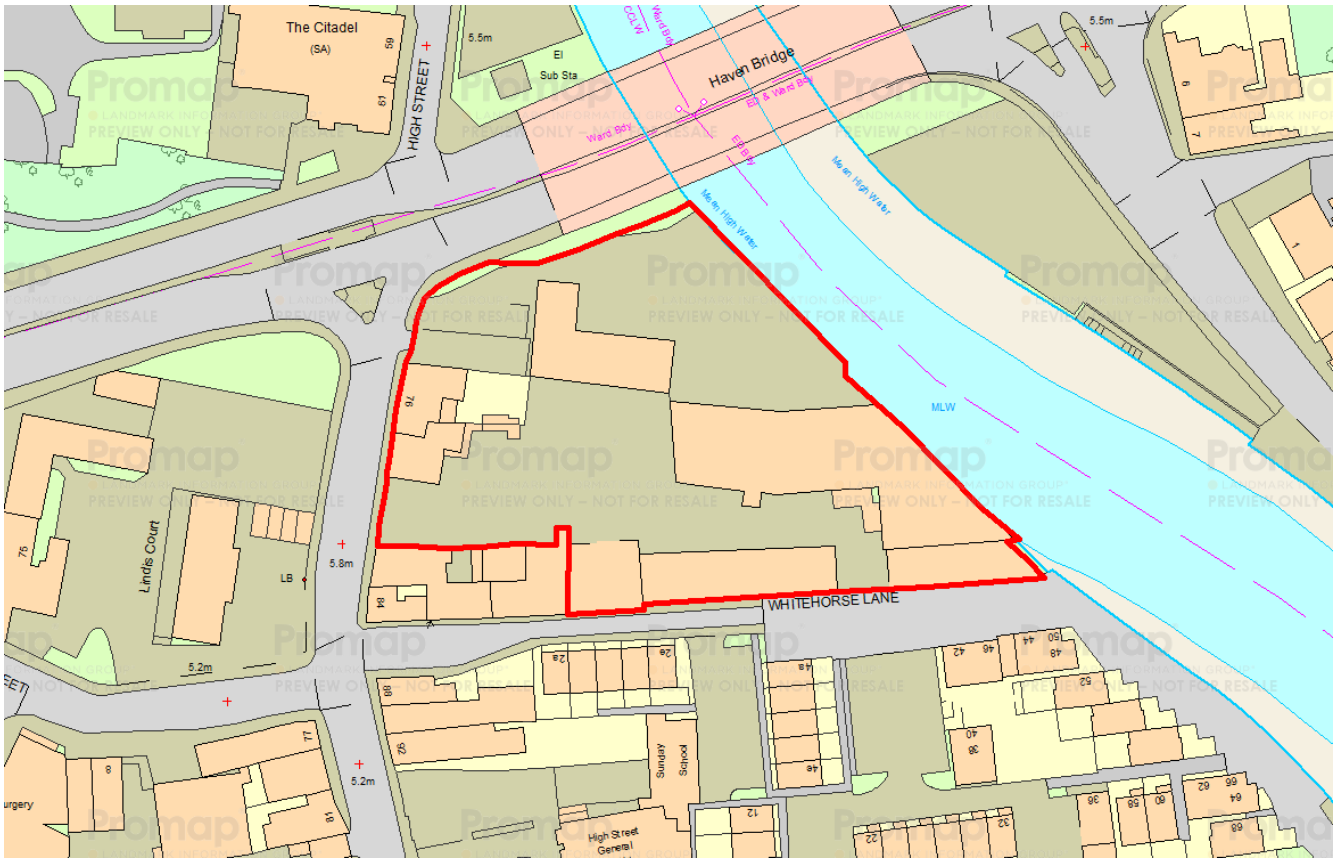


SOUTH ELEVATION (BLOCK B)



EAST ELEVATION (BLOCK B)





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