

# Major Village Centre Development Site For Sale Freehold with Vacant Possession

11-13 High Street | Kirton | Boston | Lincolnshire | PE20 1DR



Former Bakery with Rear Yard and Kitchens  
Extending to 0.31 acres, 1,294sqm Over 409sqm, 4,400sqft of Buildings  
Planning Consent for 3 x Three Bedroomed Terraced Houses and a Two  
Bedroomed Bungalow

For Sale Freehold with Vacant Possession  
£325,000 Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The expanding village of Kirton has a population of over 5,000 residents and strong retail, leisure and sporting facilities.

The site is located in the centre of the village overlooking the War Memorial, close to St Peter and St Paul's Church.

Surrounding properties are a mixture of commercial, retail and residential. To the south of the property is the Youth Centre, residential property to the north, shops in the centre as well as other commercial uses.

## Accommodation...

The property comprises two main blocks of property, one being the former store and house on the road frontage. The second block of property being located to the rear, being more modern kitchens and storage rooms.

### 11-13 High Street

**Main Sales Area** Net Internal Window Frontage 6.6m x 4.9m, 32.6sqm

**Side Office**.....3m x 3.7m, 11.4sqm

**Walk-in Alcove**

**Side Entrance to Stairway**

**Rear Former Reception Room**....3.3m x 3.8m, 12.6sqm

**Former Domestic Kitchen**.....2.2m x 2.4m, 5.3sqm

**Pantry**.....2.1m x 1.4m

To the rear of the sales Area is Commercial Accommodation  
**Hallway**

**Second Staircase to First Floor**

**Rear Office**.....2.1m x 1.7m

**Kitchen**.....5m x 2.6m, 13.5sqm

**Food Preparation Area**.....9.5m x 2.9m, 27.9sqm

**Rear Despatch Area**.....3.1m x 3.4m

Side Door

**First Floor Ladder Access Store**..... 6.8m x 3.1m

On the First floor are arranged residential rooms providing 5 bedrooms.

**Front Bedroom**.....3.7m x 3.7m

**Rear Bedroom No. 2**.....3.2m x 4m, 12.8sqm

Thru Room

**Bedroom No. 3 Over Shop**.....4.1m x 4m, 16.5sqm

**Hall**

**Bedroom No. 4**.....4.8m x 2.7m, 13.3sqm

**Bedroom No. 5**.....2.7m x 3.8m, 10.5sqm

**Second Rear Staircase**

**Bathroom**

Bath removed, WC, pedestal hand basin, airing cupboard.

A vehicular access leads from the side of the front properties to a rear enclosed courtyard, where there is a **Rear Store** attached to the front buildings 5m x 3.9m with old WC.

To the rear of the front buildings are the rear buildings comprising in the main food production areas comprising  
**Garage**.....having roller shutter door 5.5m x 5m, 30.5sqm  
**Rear Storeroom**.....5.6m x 5.7m, 32.2sqm  
**Kitchen**.....13m x 5.7m overall dimension  
Includes Male WC, Ladies WC and ancillary areas.  
**Production Room**.....7.2m x 6m, 43sqm  
**Main Entry/Despatch Area**.....5.2m x 5.8m  
Less 3.5m x 4m, 25sqm in total

## Schedule of Accommodation Existing Buildings...

Front Buildings Residential	95.0m <sup>2</sup>	1,020ft <sup>2</sup>
Production	109.5m <sup>2</sup>	1,180ft <sup>2</sup>
Total	204.0m <sup>2</sup>	2,200ft <sup>2</sup>
Rear Buildings Production/Storage	205.0m <sup>2</sup>	2,215ft <sup>2</sup>
Total	409.0m <sup>2</sup>	4,400ft <sup>2</sup>

## Planning Permission...

The property has planning to demolish the rear buildings and replace them with 3 three bedroomed houses and a bungalow.

Summary details of the Planning Application B/21/0285 are available on this brochure. For full details please contact the agent or Boston Borough Council. The front of the property is located within the village Conservation Area.

## Proposed New Dwellings

Plots 1-3	3 Bedroomed 2 storey houses	248m <sup>2</sup>	890ft <sup>2</sup>
Plot 4	1 Two Bedroomed Bungalow	69.8m <sup>2</sup>	750ft <sup>2</sup>
Total of New Residential Development		318m <sup>2</sup>	3,420ft <sup>2</sup>

## Agent's Notes...

Offers for the property are invited on an unconditional basis Subject to Contract for the Freehold with Vacant Possession.

## EPC...

The property has an Energy Performance Asset Rating E128. Full details are available on request.

## Outgoings...

The property has a Rateable Value of £8,700.

## Viewing...

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

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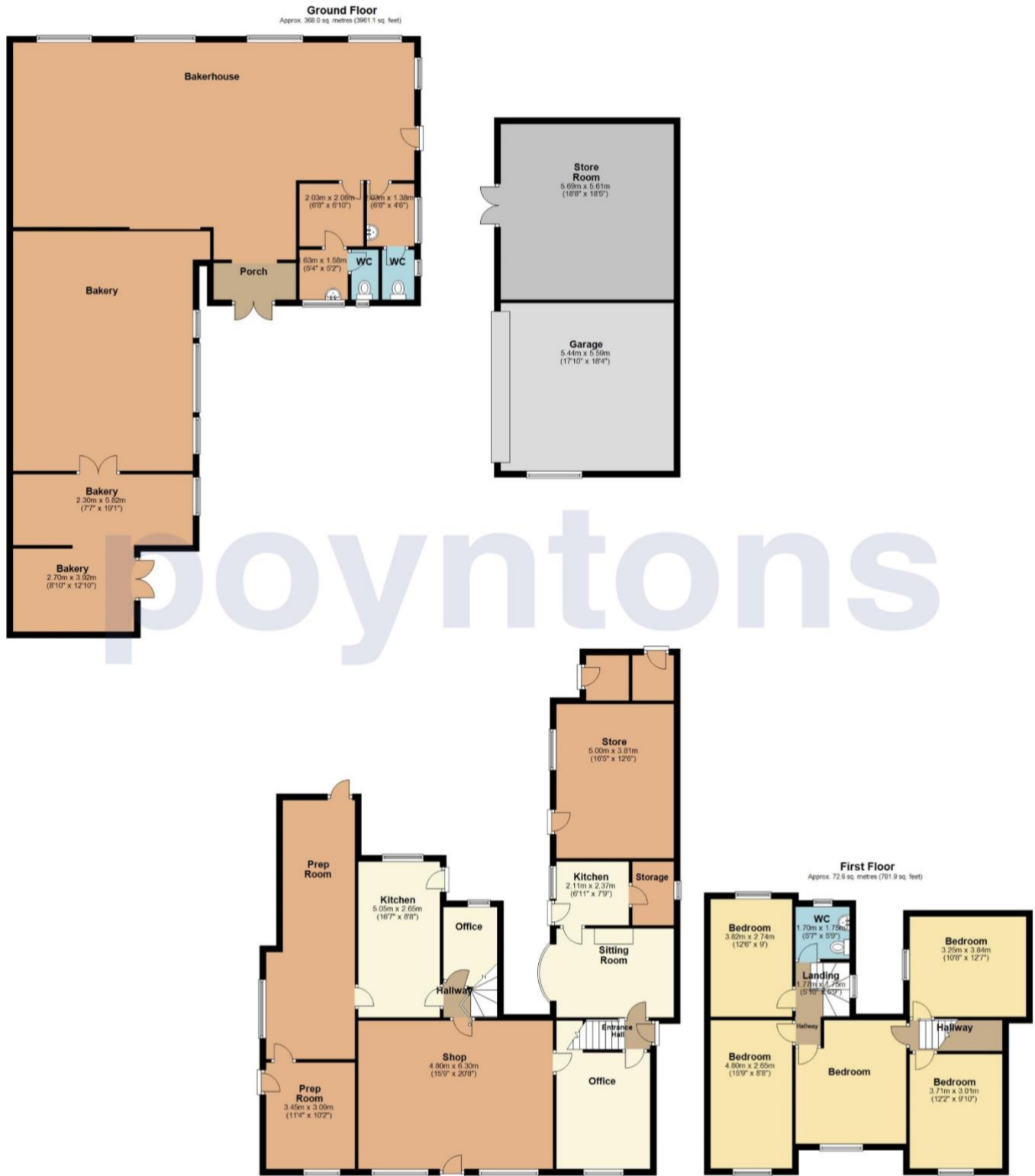
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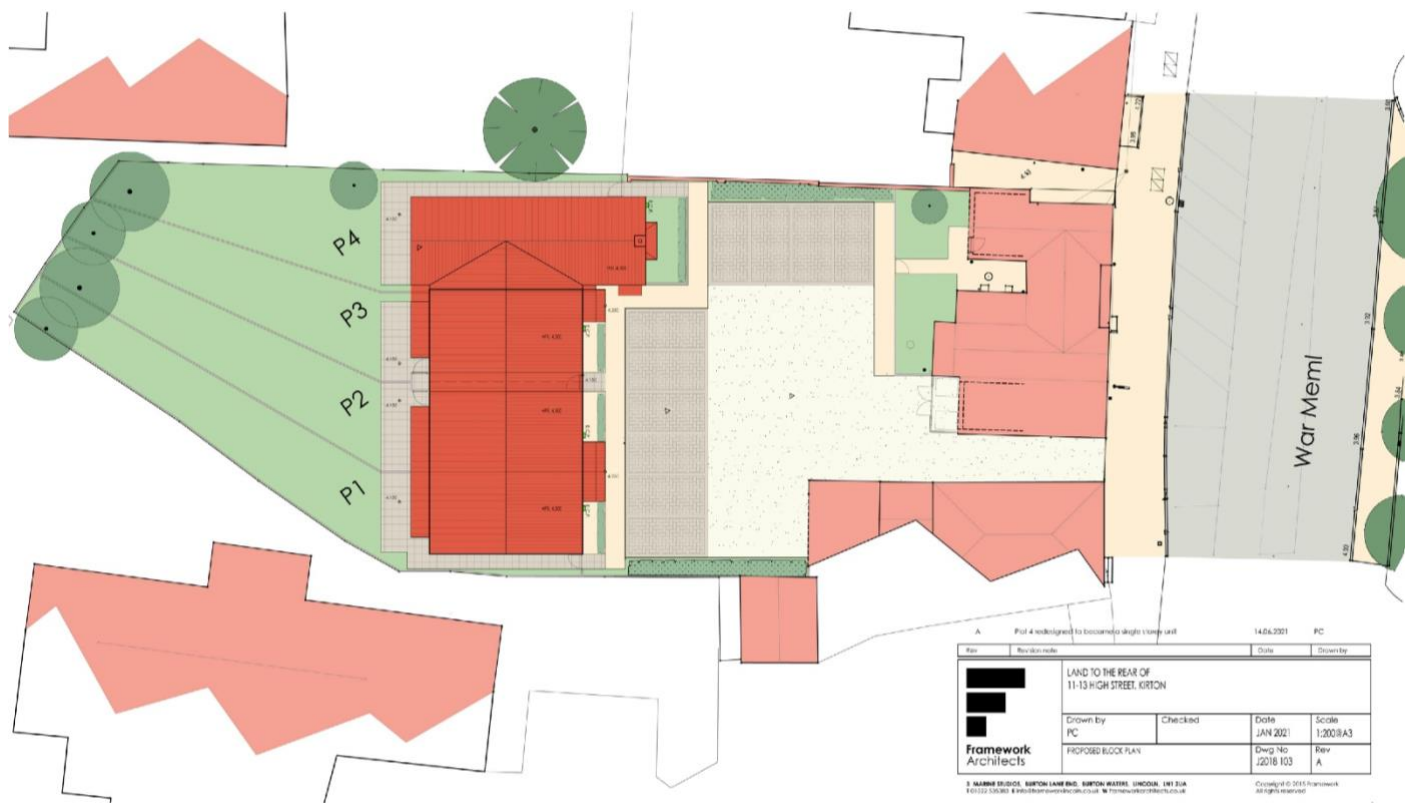
# EXISTING ACCOMMODATION FLOORPLAN



Total area: approx. 440.6 sq. metres (4743.0 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 of any contract.  
Plan produced using PlanUp

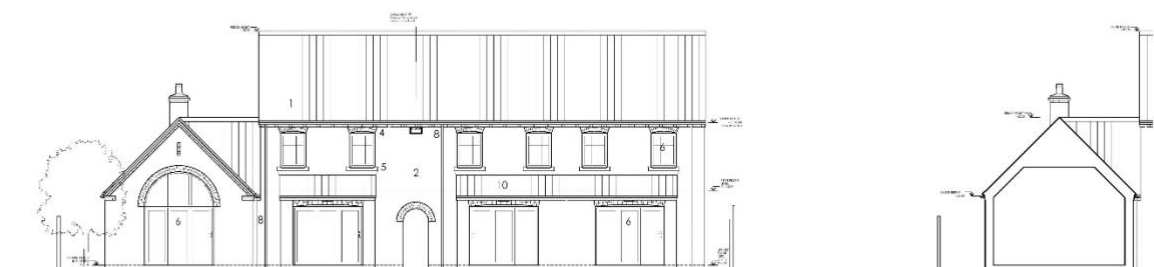
# PROPOSED SITE PLAN



# PROPOSED ELEVATIONS

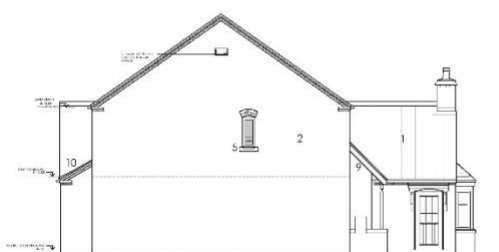


Front Elevation

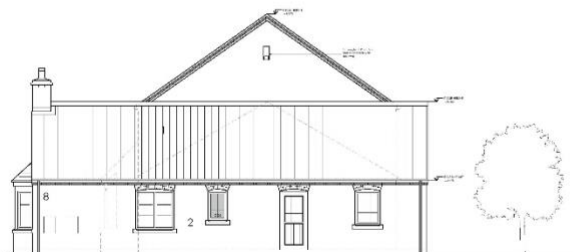


Rear Elevation

Section Plot 4

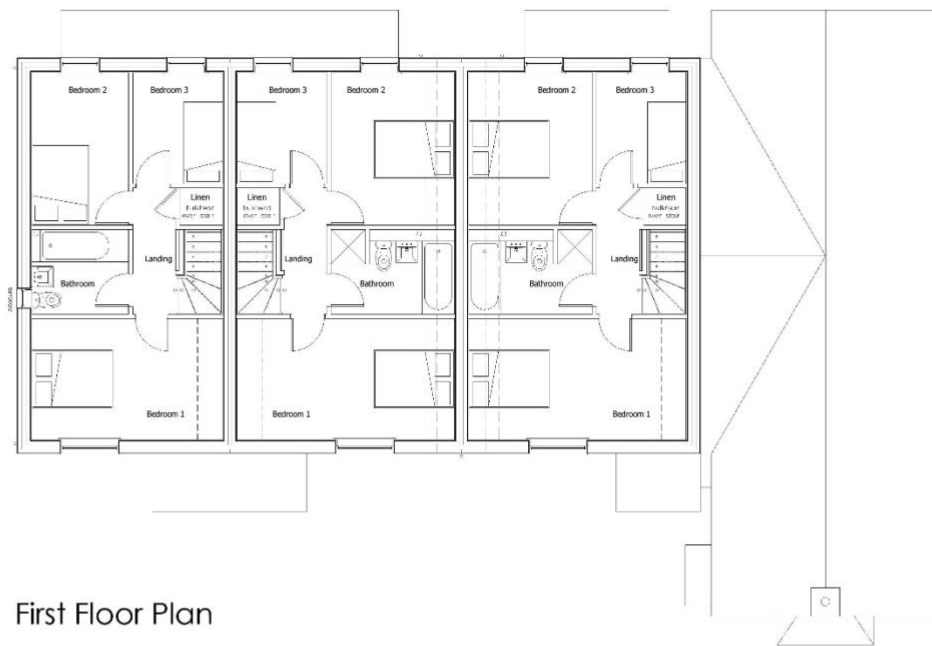


Side Elevation - Plot 1

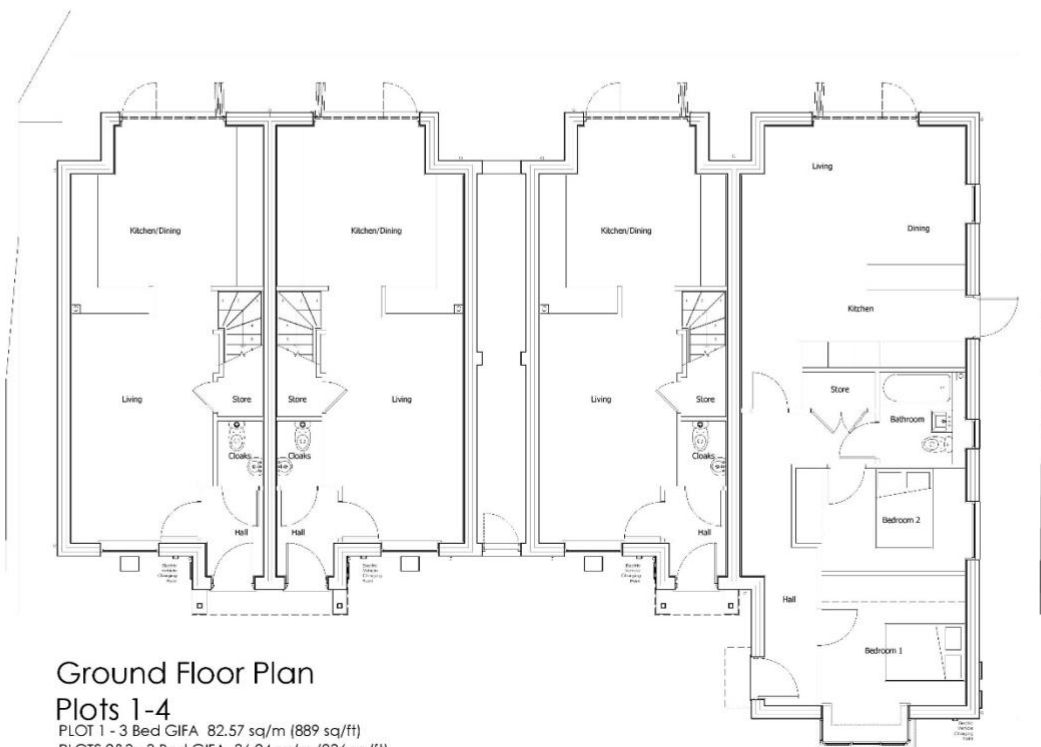


Side Elevation - Plot 4

# PROPOSED FLOOR PLANS



First Floor Plan



Ground Floor Plan

## Plots 1-4

- PLOT 1 - 3 Bed GIFA 82.57 sq/m (889 sq/ft)
- PLOTS 2&3 - 3 Bed GIFA 86.94 sq/m (936 sq/ft)
- PLOT 4 - 2 Bed GIFA 69.50 sq/m (748 sq/ft)







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