

Land & Development in PE23

Main Road, Toynton All Saints, Spilsby, Lincolnshire, PE23 5AQ

£150,000 Starting Bid

Tenure

Freehold

Allocated parking

Property features

- No chain
- Pleasant Village Position
- Just under ½ an Acre
- Potential Building Plot
- Open Field Views

Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Large plot of land for sale currently the site of a 1950's building, a former vehicle workshop of brick and blockwork with uninsulated asbestos roof and a later concrete block built rear extension (3276 sq ft/304 sq m).

A former vehicle workshop of brick and block with uninsulated metal sheet roof (refitted 2026). The later rear extension also has a metal sheet roof (fitted 2026). The building has suffered fire damage but previously had a WC and kitchen fitted. Mains water and electricity connected. Drainage is to a private system.

The whole site measures just under half an acre and is bordered to the north by close boarded 6' fencing, to the south and east hedging and gates to the front (west). The plot is mainly laid to gravel/hardcore/road planings. Pleasant position towards the edge of pretty, edge of the Wolds village with open farmland to the rear of the plot. A public footpath runs along the northern boundary and there are several further walks/public footpaths in the surrounding area to enjoys the wonderful Lincolnshire countryside and nature. Currently classified for Business Use Class E.

The building occupies what can be considered a non-traditional light industrial location given the residential nature of the village and due to having residential properties to either site and opposite there is clear potential for redevelopment of the site to housing (subject to the necessary planning permission). Freehold held under two separate titles: LL221013 and LL223500.

Please note we have not inspected this property.

Price: Starting Bid £150,000

Property Type: Land & Development

Business Type: Residential Investments

Internal Size: 3229 Square Feet

External Size: 3229 Square Feet

Parking: Allocated

Location

Main Road in Toynton All Saints is the main street running through the village, connecting it to Spilsby. It features homes with scenic views and is home to the local primary school. The village has a rich history, once known for its pottery industry, and remains an important link to nearby areas.

Accommodation

Large plot of land for sale currently the site of a 1950's building, a former vehicle workshop of brick and blockwork with corrugated metal sheet roof and a later concrete block built rear extension (3276 sq ft/304 sq m).

The original front section of the building has steel roof trusses with asbestos roof and 1950's steel frame windows and the later rear extension had timber roof trusses and a WC and kitchen, however, the building has suffered heavy fire damage to the rear and is not to be entered as is unsafe. Mains water and electricity connected. Drainage is to a private system.

Tenure

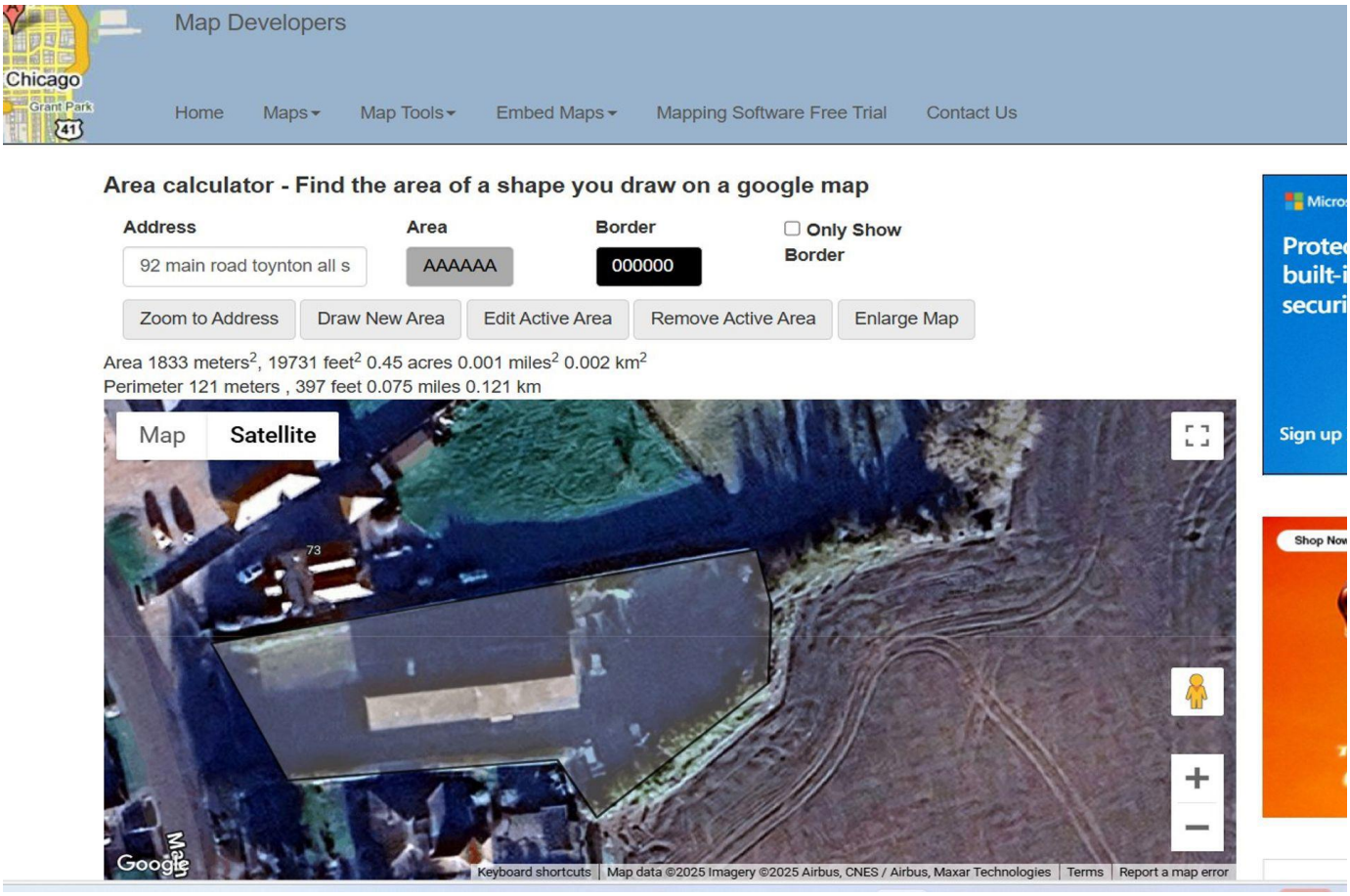
Freehold. Title numbers LL221013 & LL223500

EPC

Available upon request (rating E).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Main Road, Toynton All Saints, Spilsby, Lincolnshire, PE23 5AQ

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , commercial@pattinson.co.uk, www.pattinson.co.uk

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