

# Horticultural Offices and Workshops For Sale Freehold with Vacant Possession in Popular Rural Location Between Boston and Skegness

Sandygate | Lowfields Road | Benington | Boston | Lincolnshire | PE22 0EE



Superb Modern Offices Extending to Over 79sqm, 850sqft with Parking, Providing Useful Work Space with 4 Rooms, Kitchen, WC  
Workshops Extending to 150sqm, 1,600sqft Providing Clear Open Plan Space with Concrete Floor  
Site Extending to 0.31 acres approximately

For Sale Freehold with Vacant Possession No Onward Chain  
£225,000 plus VAT Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

**01205 361694**  
[www.poyntons.com](http://www.poyntons.com)  
[sales@poyntons.com](mailto:sales@poyntons.com)





## Location...

The property is located in the pleasant village of Benington approximately 1 mile to the north of the A52 trunk road connecting Boston to Skegness.

The property is located in an area of horticultural industries including Clements and Bell Nurseries.

Skegness is approximately 19 miles to the north-east, Lincoln is approximately 35 miles to the north-west and Peterborough approximately 40 miles to the south-west.

The property is located to the south of the road.



## Accommodation...

To the front of the property is a former residential bungalow now used as offices.

### Entrance Porch

**Kitchen**.....3.7m x 3.1m, 11.5sqm

Being fully fitted, having a full range of amenities.

**Office**.....7m x 3.6m, 25sqm

### WC/Shower Room

**Room 1**.....3.3m x 4.3m, 14.2sqm

**Room 2**.....3.3m x 3m, 9.9sqm

**Room 3**.....2m x 2.5m, 5sqm

### Single Garage

**Shed**.....17.8m x 8.6m, 154sqm

Part insulated with sliding doors.



## Tenure...

The property is available for sale freehold with vacant possession.

## Outgoings...

The property is not currently assessed for Business Rates.

## EPC...

The property has an Energy Performance Asset Rating F148. Full details are available on request.

## Agents Note...

The property is subject to planning conditions as per the approved consent ref: B03/0604/98. Please enquire for further information.

## Viewing...

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

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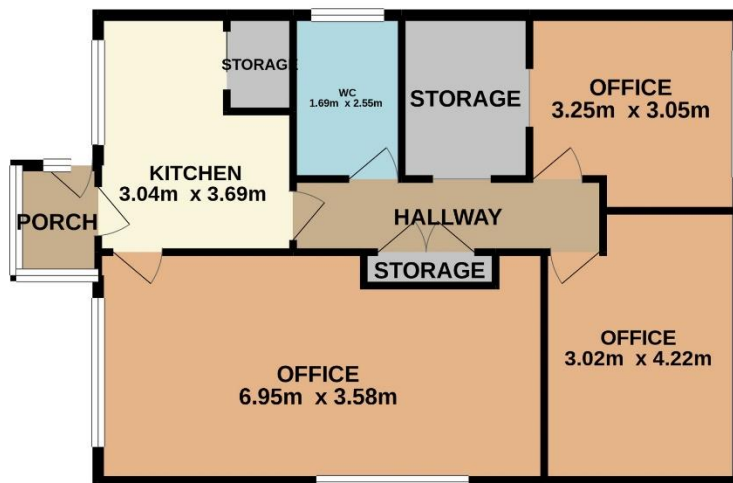
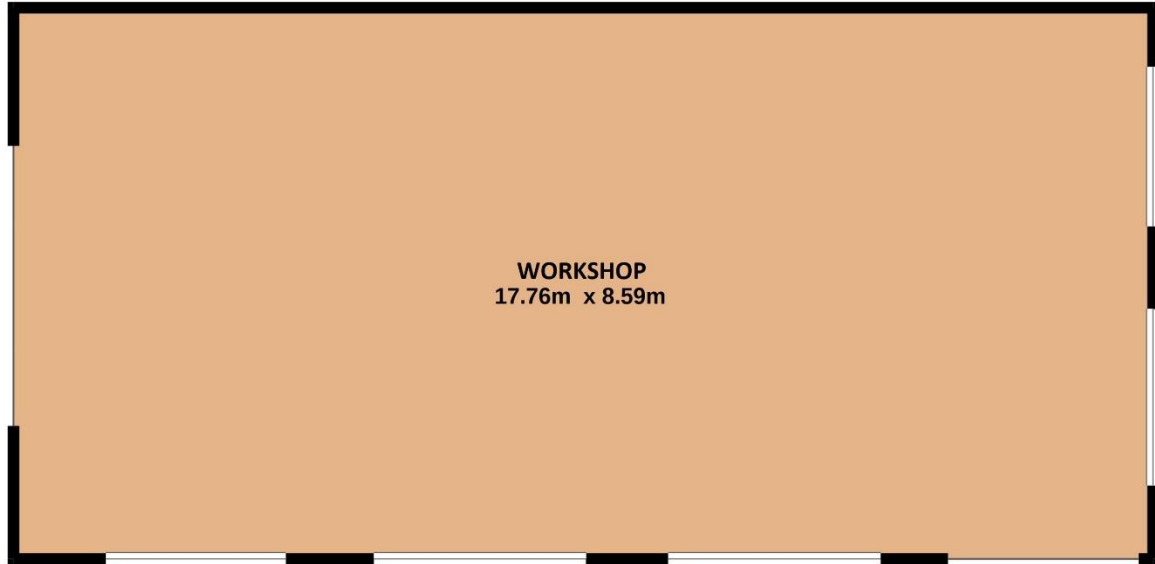
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GROUND FLOOR  
227.3 sq.m. approx.



TOTAL FLOOR AREA : 227.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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