

# Development Opportunity - Former John Fielding School Extending to Provide Over 12,400sqft of Accommodation in 1.26 Acres in Residential Location

Former John Fielding School | Ashlawn Drive | Boston | Lincolnshire | PE21 9PX



Former Special Needs School, Closed 2016, Suitable for its Continued Use as an Educational Facility or Re-development to Alternative Use or Housing  
Desirable Residential Area with Schools Nearby  
Over 210m, 690ft of Road Frontage, 1,151sqm Accommodation, 0.5 Hectares

For Sale Freehold with Vacant Possession  
£650,000 Subject to Contract Excluding VAT

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

01205 361694  
www.poyntons.com  
sales@poyntons.com



## Location...

The historic market town of Boston has an expanding population of approximately 80,000 residents, has a port, has well regarded schools, a strong retail economy and good sporting facilities.

The town is located approximately 115 miles to the north of London, 35 miles to the north-east of Peterborough, 35 miles to the south-east of Lincoln.

The town has good rail facilities to Grantham where there is the East Coast Mainline and is linked to the main motorway network via the A16, A17 and 52 trunk roads.

The property is located in a desirable residential area to the north of the town centre.

The predominant form of architecture in the area being bungalows.

## Description...

The property comprises a former special needs school with ancillary areas, parking, playgrounds and other facilities. The main vehicular access is from the south.

## Accommodation...

**Main Hall**.....9.7m x 7.7m, 75.8sqm  
Having storerooms.

**Kitchen**.....8.5m x 3.1m, 17.5sqm  
Having stainless steel fittings, extraction, side door.

**Kitchen Store**.....5.5m x 1.8m, 9.7sqm

**L-shaped Store**.....5m x 1.9m, 9.1m

Main Classrooms are in wings to the east and to the west of the accommodation.

**Classroom Suite 1**.....6.1m x 4.3m, 26.5sqm  
Having sink.

**Service Area**.....3m x 1.9m, 5.6sqm  
**Store**.....2.7m x 1.3m, 3.5sqm

### WC

**Hall**.....5.6m x 3.8m, 21.1sqm

**Book Store**.....2.4m x 4.3m, 10.5sqm

**Classroom**.....9.6m x 6.3m, 60.7sqm

**Wet Room**.....4.5.x 1.7m, 7.9sqm

**Book Store**.....4.8m x 1.6m, 7.8sqm

### Classroom Suite No. 3

**Hall**.....5.7m x 2m, 11.6sqm

**Classroom**.....34sqm

**Store**.....2.2m x 1.7m, 4sqm

### Substantial Hall

#### Boys WCs

2 urinals, 2 sinks, 2 WCs.

#### Girls WCs

2 WCs, 2 sinks, cleaning store.

**Administration Office**.....2.6m x 1.8m, 4.8sqm

**Classroom No. 4**.....5.5m x 6.3m, 35.1sqm  
Having sink.

**Classroom No. 5**.....6.2m x 5.4m, 34sqm

**Classroom Suite No. 6**.....7.1m x 6.1m, 44sqm

**With Wet Room**.....4.3m x 2.1m, 9.5sqm

**Stores**.....5sqm

**Store**.....2m x 3m, 7sqm

**Store**.....2.2m x 2.2m, 5.2sqm

**Quiet Room**.....2.3m x 2.6m, 6sqm

**Store**.....3.3m x 2m, 6.6sqm

**Classroom No. 7**.....6.1m x 4.5m, 24.4sqm

**Wet Room**.....4.8m x 4.5m, 21.5sqm

Located remotely is a set of modular buildings for additional facilities comprising:-

**Reception Lobby**.....10.4m x 2.8m, 29.1sqm

**Office**.....3m x 3.1m, 9.4sqm

**Classroom**.....9.4m x 5.3m, 50.3sqm

**Store**.....3.9m x 1.3m, 5.07sqm

**Office**.....3m x 2.5m, 7.5sqm

### Disabled WCs

#### WCs

2 WCs and 2 sinks.

**Classroom No. 9**.....9.2m x 5.8m, 54.3sqm

To the west of the main entrance in the school is the administration block comprising:-

### Hall

**Office**.....3.3m x 3.3m, 11.1sqm

### WC

Having tiled WC, low level WC and sink.

**Store**.....3.1m x 1.8m, 5.7sqm

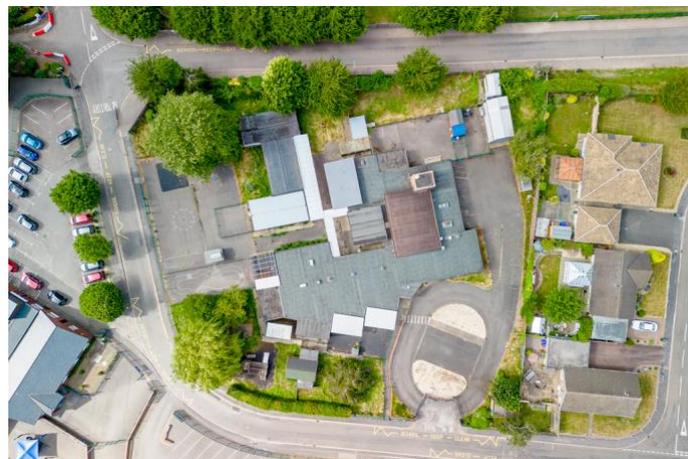
**Office No. 2**.....4m x 3.3m, 13.2sqm

Having sink.

### WC

L-shaped, Low level WC and sink.

**First Aid Room**.....3.3m x 2.7m, 9.1sqm



## Outside...

To the rear of the main buildings is a room having 3 condensing boilers and stack.

Vehicular access is to the south of the site leading to a circular drop off area with 12 additional parking spaces to the east.

To the front of the building are 2 enclosed play areas with a timber summer house.

To the west of the building is an additional play area which is soft surfaced and also set to lawn with a small paddock area with a second vehicular access and play equipment.

### 4<sup>th</sup> Playground Area

Behind the main school is a modular building providing a large **Garage Store**, 4m x 12m.

Bike Store

Entrance to Rear Disability Access

Various Covered Play Areas

## Outgoings...

TBA.

## Tenure...

The property is available for sale freehold with vacant possession. Conditional and unconditional offers will be entertained by the seller.

## EPC...

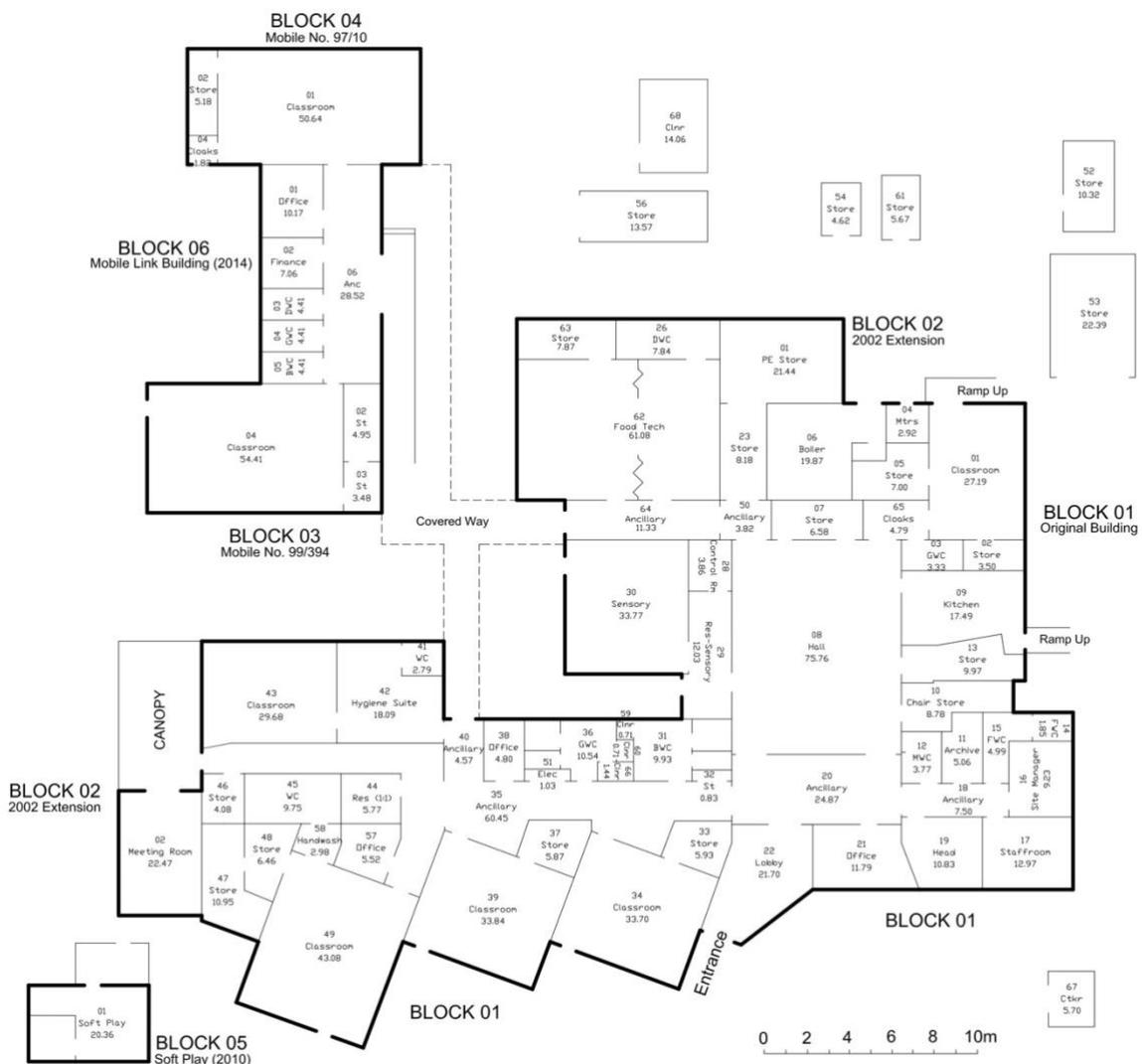
The property has a Display Energy Performance Rating D95. Full details are available on request.

## Viewing...

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

Poyntons Consultancy.

sales@poyntons.com | poyntons.com





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