



Haulage Yard & Storage Buildings,
Church Road, Old Leake, Boston, Lincolnshire, PE22 9NU

Will Barker
& Co

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£1,500,000

- 4,107m² (44,209sqft) storage buildings
- Extensive Yard Areas for expansion
- 1.50ha (3.70 acres) site area
- 9,000 Tons of Grain Storage
- Available as Whole or in 2 Lots
- For Sale by Private Treaty
- Freehold with Vacant Possession
- Workshops, Stores, Weighbridge, Offices

General Description

A Haulage Yard and 44,000 sqft of Storage buildings set on a central village the site is set in 3.70acres. The yard has been used as a farm contractors' yard and has capacity to dry, ventilate and store 9,000 tonnes of wheat, with workshop, offices, and a weighbridge.

Location & Situation

Old Leake is a well serviced village located 8 miles northeast of the market town of Boston. The village is accessed from the A52 Boston to Skegness main road which connects to the A16 in Boston. Local amenities include village shops, pub and schools.

What3words: ///goats.sprinkle.anchovies

Access

Good road frontage and access directly from Church Road.

Services

Mains and foul water plus 200kva electricity are available and connected. Please note, the services have not been tested and interested parties are advised to make their own enquiries with the relevant utility company.

Overage & Uplift

There will be no overage nor uplift clause with the sale of the Haulage yard.

O Licence

The vendors operate O Licence from the yard for 9 Tractors and yard storage for 25 Trailers.



VAT

Any guide prices quoted are exclusive of VAT. The site has not been elected to tax.

Planning Permission

The property may be suitable for a variety of alternative uses, subject to the necessary planning consents and permission being obtained.

Local Authority

Boston Borough Council
Municipal Building, West Street, Boston, Lincs, PE21 8QR. 01205 314 200



Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Method of Sale

The freehold interest is being offered for sale by Private Treaty.

Viewings Prospective purchasers wishing to view the property should make an appointment through the selling agents. Given the potential hazards of the property, we would ask you to be as vigilant as possible. Those wishing to view the property do so at their own risk.

EPC – there is no Heating at the property and as such there is no EPC.

Business Rates - The Premises have a Rateable value of £40,750

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars.

Land Registry Titles

LL65591, LL272837, LL227588, LL269658

Private Weighbridge

Included with the sale is the 2025 fitted 50ton Avery private weighbridge still under contract management.

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Lot 1 – Yard & Buildings

• **£1,300,000**

- Commercial Yard & Buildings with offices
- LR Titles: LL272837, LL65591 & LL227588
- 32ft x 22ft Sectioned Porta-cabin offices
- Opportunity for expansion
- Central Village Location
- 200kVa power supply

Description

Lot 1 comprises the majority of the yard, outlined in red on the plans, as well as all of the buildings in the yard.

The buildings are all of a portal frame construction, having fibre cement roofing, while the walls are a mixture of Corrugated metal as well as concrete walling with ventilated or concrete floors.

The Narrow Shed can store up to 1,200 tons of wheat

Stores 2 & 3 hold 3,000 tons of wheat and are wired for pedestals.

Stores 4 & 5 hold 5,000 tons of wheat on a ventilated grain drying floor.

There are two Typhoon centrifugal 50hp drying fans and a galvanised ventilation tunnel wall with a catwalk over.

Access

Lot 1 is accessed through the gates on the road frontage of the property from Church Road.

Description	Dimensions	Area	
		sqft	m ²
Narrow Shed	194' x 38'6" (av)	7,488 sqft	695 m ²
Stores 2 & 3	91' x 165'	15,015sqft	1,395 m ²
Stores 4 & 5	100' x 214'	21,706 sqft	2,016 m ²
Workshop	39' x 84'	3,276 sqft	304 m ²
Parts Lean-to	30'x 69'	2,070 sqft	192 m ²
Brick Building	70' x 26'	1,537 sqft	143m ²
Offices		1,292 sqft	120m ²
Pota-cabins	32' x 22'	704 sqft	65.4m ²



Land Registry titles

Lot 1 encompasses LR titles: LL272837 (in part), LL65591 & LL227588.

Offices

The Old Weighbridge office is two storeys tall and has a canteen. The construction of the building is brick and mortar, with the roof being made from interlocking concrete tiles. The smaller 'old bakery' office is also a brick-and-mortar building and includes a WC inside. Both offices have mains water and drainage.

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Lot 2 – Residential Development Plot £200,000

- 4 Plot Development site
- LR Titles: LL269658 & LL272837
- Planning Ref: B/06/0333/CD1
- Central Village location

Description

The opportunity to purchase 0.12ha (0.3 acres) of residential development land. With Road frontage onto Church Road in Old Leake.

Planning

Lot 2 currently has planning permission for four houses or two pairs of semi-detached with garages on the majority of the area. The planning permission can be found on Boston Borough Council's planning portal under reference: B/06/0333/CD1

Full details of planning can be found below

<https://www.boston.gov.uk/planningapplicationsearch?pageSessionId=6e749b36-fb21-434d-a066-3f4c2f340635&fsn=c54b1653-9283-44fa-8caa-a23e34d07578>



Access

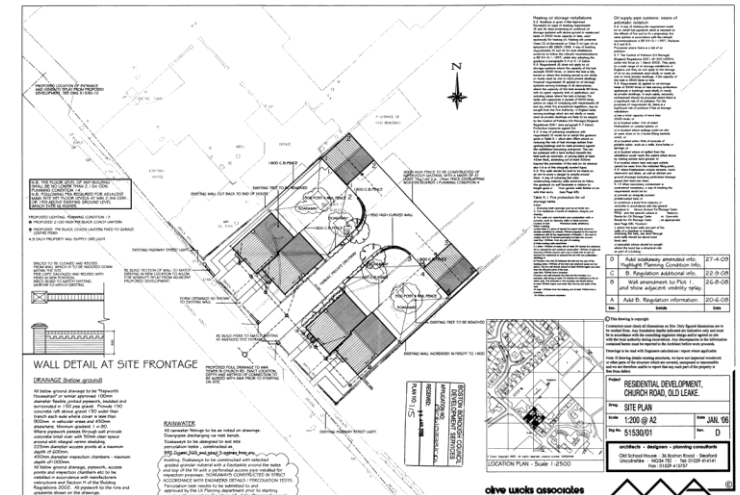
Lot 2 has its own separate access to Lot 1, having gated access onto Church Road.

Land Registry Title

Lot 2 encompasses the whole of LL269658 as well as part of LL272837.

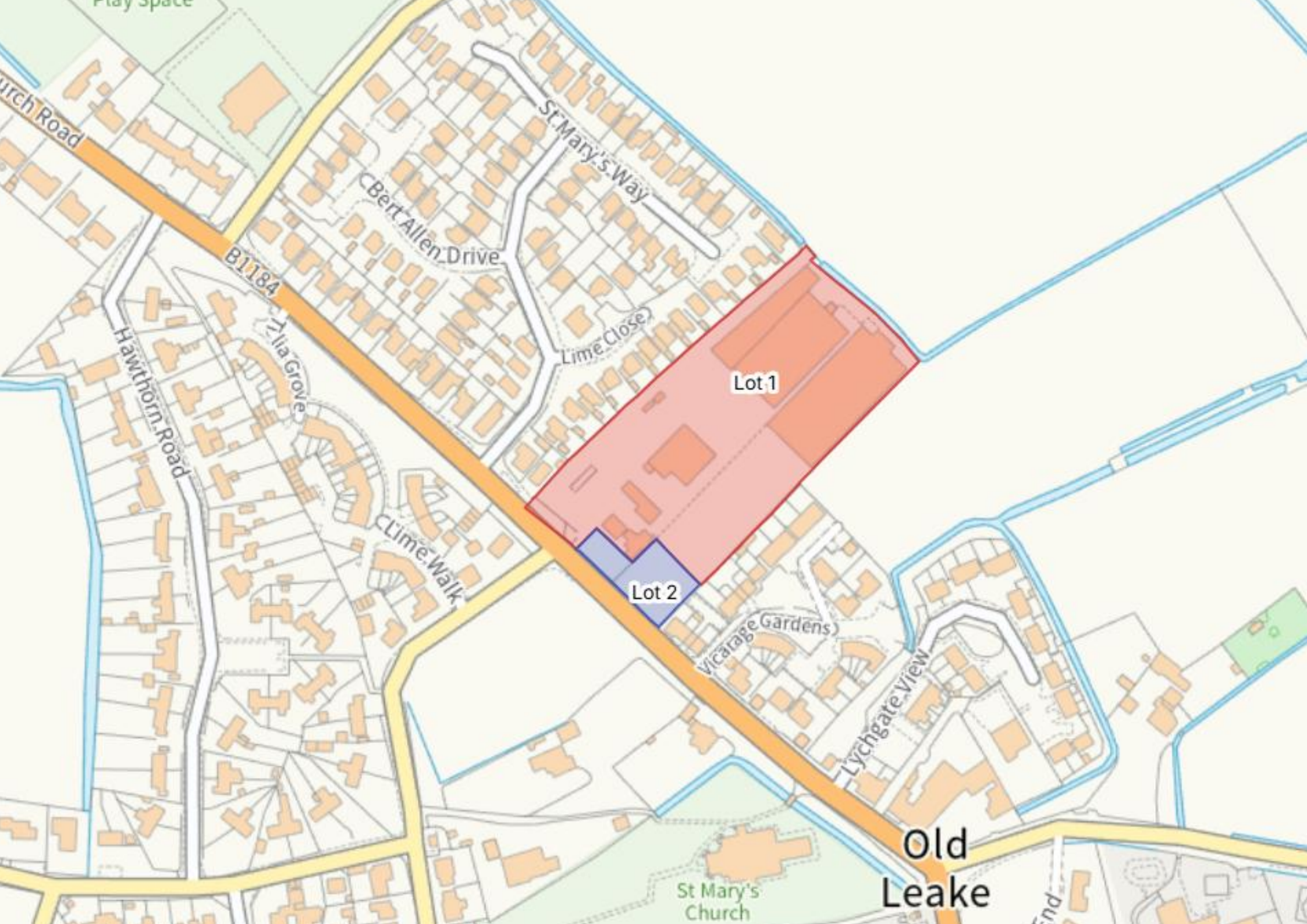
Gross Internal Area

Each plot has a Gross internal area of 78.33m².





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Church Road

Play Space

B1184

Bert Allen Drive

St Mary's Way

Lime Close

Lot 1

Hawthorn Road

Lia Grove

Lime Walk

Lot 2

Vicarage Gardens

Lychgate View

Old Leake

St Mary's Church

Wind

