

EST 1770



# Longstaff<sup>®</sup>

SPALDING COMMERCIAL: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



**Commercial Factory Premises with Offices and Yard  
Battlefields Lane North, Holbeach, Lincolnshire PE12 7PF**

**FOR SALE GUIDE PRICE: £350,000 plus VAT if applicable**

- Approximately 1.45 acre site (0.58 Ha) with Buildings, Portacabin offices, and Yard
- Extensive White walled Food production facility – 410m<sup>2</sup> (4,419 sq.ft.) GIA
- Portacabin offices in yard in separate block – 136m<sup>2</sup> (1,470 sq.ft.) GIA
- Convenient Location to the A17

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406



#### GENERAL DESCRIPTION

The property has until recently operated as the Food factory facility for Swepstone's Butchers, serving their shops and business. The site includes the opportunity for uses requiring food factory type facilities, or other uses. It is situated on the northern outskirts of Holbeach, off Battlefields Lane North, adjacent to the A17, and extends to approximately 1.45 acres (0.58 Hectares). The position provides easy access to the A17, and onwards to the A16 and A1. The property is well located and within easy reach of the following centres:

- Boston (15 miles)
- Sleaford (25 miles)
- Grantham (30 miles)
- Stamford (25 miles)
- Peterborough (25 miles)
- Newark (40 miles)
- (all mileages quoted are approximate)

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The site is accessed via metal security gates, and the whole site is fenced and has a Tree bank and bund to the A17 to provide screening, with the site being broadly triangular in shape. The site extends by approximately 1m beyond the chain link fence on the northern boundary, where drainage to the portacabin runs.

There are extensive areas of concrete/tarmac, providing areas for parking, plus circulation space. There is a further area for staff car parking in front of the Portacabin offices.

The offices are within a portacabin building near to the main Factory. There are 6 offices, together with store room, and all are either carpeted or have vinyl tiles. All have fluorescent lighting, and there are also kitchen and toilet facilities.

The Factory building was constructed in 1995, following purchase of the site which was formerly an LCC Highways depot. The building is of modern steel portal framed construction with white walls and ceilings fitted within the frames of the steel bays. The roof of the factory building is also of metal composite sheet roofing. The floors are concrete with some resin coated areas. Fluorescent lighting is throughout. There is no refrigeration equipment remaining in the factory, and most areas are unheated, except the canteen and changing rooms and washing up rooms, which have electric wall panel heating.

The factory building has 3 external roller shutter doors. There is also an external compressor room, however all refrigeration equipment has been removed. The building has Fire and Burglar alarm systems, however these are in need to re-commissioning.

### SCHEDULE OF ACCOMMODATION/AREAS

			<u>Sq.Mtrs.</u>	<u>Sq.Ft.</u>
A	<b>MAIN FACTORY:</b> plus ancillary facilities areas	<b>25.9m x 15.25m</b> <b>10.3m x 1.35m</b>	<b>410.58</b>	<b>4,419</b>
B	<b>PORTACABIN CANTEEN/STORE:</b>	<b>19m x 7.19m</b>	<b>136.6</b>	<b>1,470</b>
C	<b>GARAGE AND STORE</b>		<b>19.2</b>	<b>207</b>

**NOTE: All measurements / areas are approximately and gross internal.**

#### **EXTERNALLY**

The site is fenced to all sides. There are tarmac and concreted areas to the front of the Main factory building and offices, providing ample access and good manoeuvring areas for HGVs. There are further large areas of concrete/tarmaced yard.

In the middle of the site there is a concrete hard standing area for washing down. We are advised this wash down facility has interceptor chambers between the wash down and the drain and this has been constructed in accordance with Anglian Water's requirements. There is a further concrete garage and timber shed in the northern part of the site.

#### **INTERNAL**

The main factory facility is with white walls and ceiling, with various areas divided off by corridors separating High and Low care areas. The front of the building provides ancillary canteen, changing and toilet facilities. All areas of the interior of the factory building are in extremely good order, and in very dean condition.



**GUIDE PRICE:** £350,000 (plus VAT if applicable).

**BUSINESS RATES:** Rateable Value: £19,500 (2023 Rating List)

Interested parties are advised to contact South Holland District Council regarding the precise amount of Business Rates payable on 01775 761161.

**CURRENT USE:** Food production facility

## GENERAL INFORMATION

**TENURE:** Freehold

**SERVICES:** We understand that mains electricity (single and three phase) and water are connected to the property. The factory drainage system is direct to the main sewer in the road, and another private drainage system exists serving the offices.

**PLANNING CONSENT** Planning Ref: H09-0043-95 dated 10/03/1995.

Other uses may also be considered, subject to seeking formal Planning Consent, but the proposed use of the property will be subject to the purchaser making his own enquiries with the Local Planning Authority.

**Hours of operating restrictions apply, together with operating noise level restrictions.**

The vendors reserve a 50% share of any uplift in value above commercial use value, for the development of the site for a residential use, for a period of 20 years.

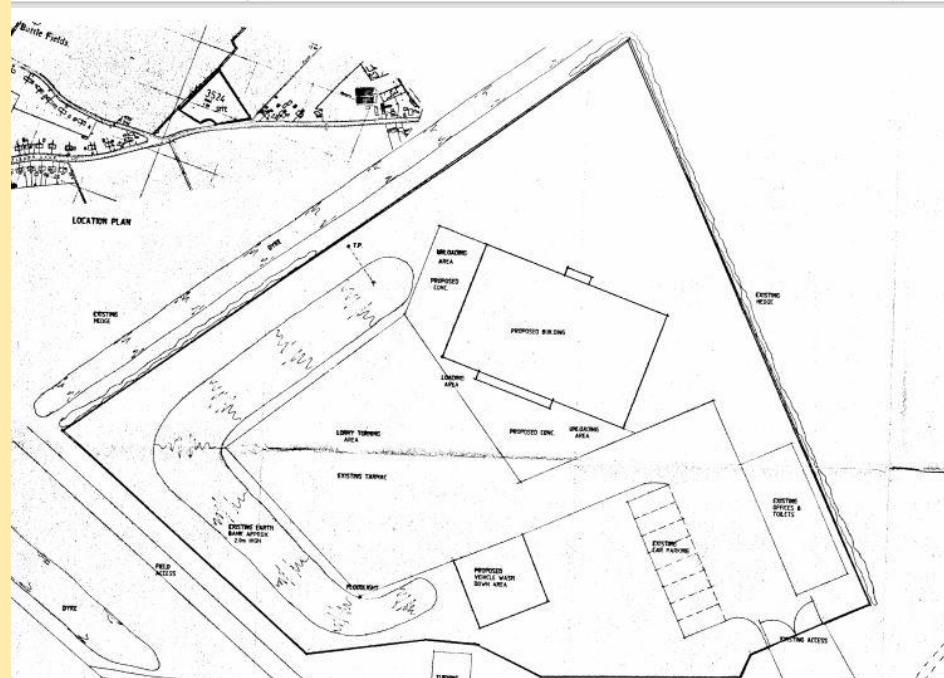
## LOCAL AUTHORITIES:

**District & Planning:** South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE  
CALL: 01775 761161

**Water & Sewerage:** Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA  
CALL: 08457 919155

**County & Highways:** Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL  
CALL: 01522 552222

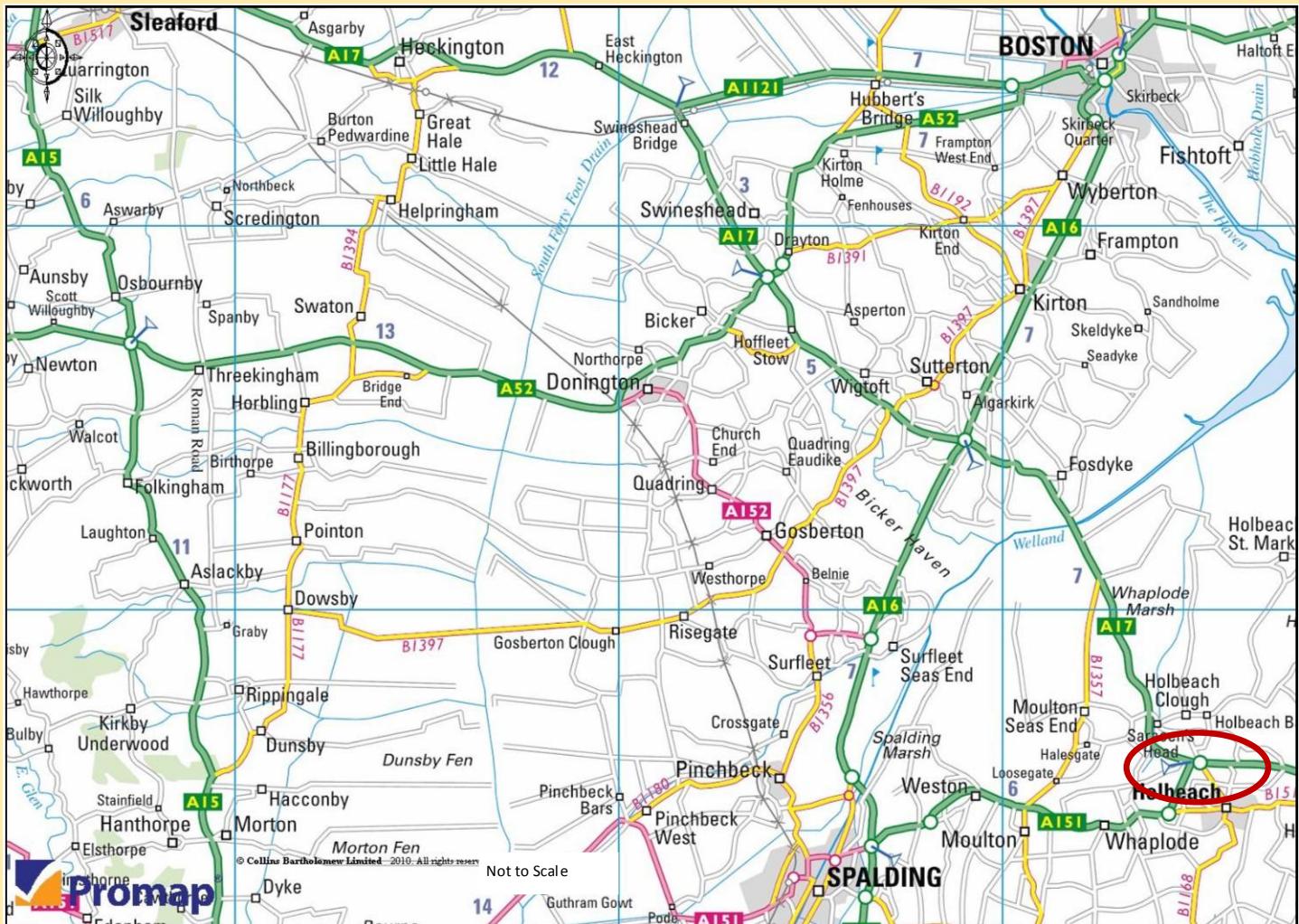
## **PLAN FOR IDENTIFICATION PURPOSES ONLY**











#### PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

#### APPARATUS AND SERVICES

The apparatus and services in this property have not been tested by the agents and we cannot guarantee they are in working order. Buyers are advised to check the availability of these with their solicitor or surveyor.

#### Ref: S10773 Aug 23

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of.

These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

#### CONTACT

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Under 0 **A+**

0-25 **A**

26-50 **B**

51-75 **C**

76-100 **D**

101-125 **E**

126-150 **F**

Over 150 **G**

Net zero CO<sub>2</sub>

111 E

Under 0 **A+**

0-25 **A**

26-50 **B**

51-75 **C**

76-100 **D**

101-125 **E**

126-150 **F**

Over 150 **G**

Net zero CO<sub>2</sub>

193 G

Properties are given a rating from A+ (most efficient) to G (least efficient).