

# High Quality Residential Investment Portfolio with Development Potential For Sale Freehold

Cottage Gardens | Witham Place | Boston | Lincolnshire | PE21 6LQ and PE21 6LG



8 Residential Units in 2 Blocks, Total Built Area of 8,730sqft  
Located on 0.46 acres with Private Gardens, Patios and Undeveloped Potential  
Cottage Gardens – 5 Large Apartments, 1 Large House, Garaging and Driveway  
Feverfew – 2 Large Apartments with Additional Undeveloped Space  
Majority Let to NHS Staff, Passing Rent £82,700 pa, ERV £93,500 pa

For Sale Freehold Subject to Existing Occupational Leases  
£1.25 million Subject to Contract

**poyntons** consultancy  
PROPERTY MARKETING SPECIALISTS

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## Location...

The bustling market town of Boston has a population of approximately 73,000 residents and is located on the South Lincolnshire Fens approximately 115 miles to the north of London.

Lincoln is 35 miles to the north-west, King's Lynn is 35 miles to the east, Nottingham is 50 miles to the west.

The town is served by a railway station, the A52, A16 trunk roads, the A17 being nearby. There is a twice weekly market, large hospital, strong retail offering, good sporting facilities and a number of well-regarded schools.

The property is located approximately a quarter of a mile to the north of the Boston Stump in the town centre on Norfolk Street with the gardens backing on to the River Witham.

## Description...

This investment opportunity comprises 5 spacious two bedroomed apartments which have been modernised, a four bedroomed house, an additional building; Feverfew, containing 2 large apartments with space for further conversion works, as well as parking, patios, gardens, garages and a Folly. All accommodation is presented fully furnished.

## Accommodation...

**1-6 Cottage Gardens** comprises 5 apartments, over 2 floors and a 2 storey 4 bedroomed house. It is located at the northern end of the site having its own parking, in addition to which are 2 large garages at ground floor level, below apartment 1. Apartments 1, 4 and 5 have large boarded loft rooms over.

### Apartments 1-5 Cottage Gardens

Each apartment has a similar layout and comprises:

#### Entrance Hall

**Open Plan Kitchen/Lounge**.....4.5m x 6.1m, 27.7sqm

**Bathroom** with walk-in shower.

**Bedroom No. 1**.....2.9m x 3.4m, 9.9sqm

**Bedroom No. 2**.....3.3m x 2.4m, 8.1sqm

The upper floor apartments having balconies overlooking the private gardens.

**6 Cottage Gardens** is a four bedroomed house extending to 167sqm, 1,795sqft.

**Lounge/Diner**.....4.4m x 8.6m, 38sqm

**Kitchen**.....5.4m x 7.8m, 42.6sqm

The kitchen being well appointed and modern.

#### WC

First Floor

**Master Bedroom with En Suite**.....5.4m x 4.4m, 24sqm

**Bedroom No. 2**.....3.4m x 2.3m, 7.9sqm

**Bedroom No. 3**.....2.8m x 3.5m, 10.2sqm

**Bedroom No. 4**.....3.3m x 3.3m, 11.4sqm

**Family Bathroom**

## Feverfew, 23 Witham Place, PE21 7LG

This is a detached building of conventional construction located to the south of the gardens adjoining the apartments. This purpose-built property provides a spacious ground floor apartment with one bedroom and spacious first floor apartment both finished to a good modern standard.

The basement is undeveloped however is arranged to provide enough space to create another apartment subject to statutory planning consents.

To the rear of the property is a two-storey building which is unused and has the potential to be extended to form another residential unit subject to statutory consents.

## Outside...

Between the two buildings are large mature gardens with, mature trees, seating areas, patio and a water feature accessed by both properties and by steps from Witham Place.

At the rear of Cottage Gardens is an enclosed courtyard overlooking the river, currently enjoyed by No. 6.

**2 Garages**.....6.3m x 5m, 31.7sqm

## Schedule of Accommodation...

1-6 Cottage Gardens, Witham Place, Boston		
Apartments 1-5 each	69m <sup>2</sup>	740ft <sup>2</sup>
House No. 6	167m <sup>2</sup>	1,795ft <sup>2</sup>
Total	510m <sup>2</sup>	5,495ft <sup>2</sup>
Garages	63m <sup>2</sup>	680ft <sup>2</sup>
Feverfew, 23 Witham Place, Boston		
Apartment 1	71m <sup>2</sup>	765ft <sup>2</sup>
Apartment 2	71m <sup>2</sup>	765ft <sup>2</sup>
Basement	71m <sup>2</sup>	765ft <sup>2</sup>
Total	213m <sup>2</sup>	2,295ft <sup>2</sup>
The Folly	25m <sup>2</sup>	270ft <sup>2</sup>
Total Built Area	811m <sup>2</sup>	8,730ft <sup>2</sup>
Site Area	0.19 ha	0.46 acres

## EPC...

All properties have valid EPC certification as detailed in the schedule below. Updated assessment has not taken place since improvements have been made.



## Schedule of Tenancies...

Cottage Gardens:		£ pcm	£ pa	EPC
Apartment 1	AST	£900	£10,800	D83
Apartment 2	AST	£900	£10,800	D60
Apartment 3	Assured Tenancy		£1,100	C74
Apartment 4	AST	£900	£10,800	D68
Apartment 5	AST	£900	£10,800	C72
House No. 6	AST	£1,400	£16,800	D56
			<b>£61,100</b>	
Feverfew:				
Apartment 1	AST	£900	£10,800	D57
Apartment 2	AST	£900	£10,800	D60
			<b>£21,600</b>	
Total pa			<b>£82,700</b>	
Total ERV			<b>£93,500</b>	

## Viewing...

All viewings are to be made by appointment through the agent, Poyntons Consultancy.  
[sales@poyntons.com](mailto:sales@poyntons.com) | [poyntons.com](http://poyntons.com)

## Planning...

Planning consent B/23/0080 dated 16<sup>th</sup> June 2023 has been granted for a new vehicular access comprising a long drive curving to the rear of the property with the potential to service the grassed area between the two buildings. Full details can be found on Boston Borough Council Planning Portal.





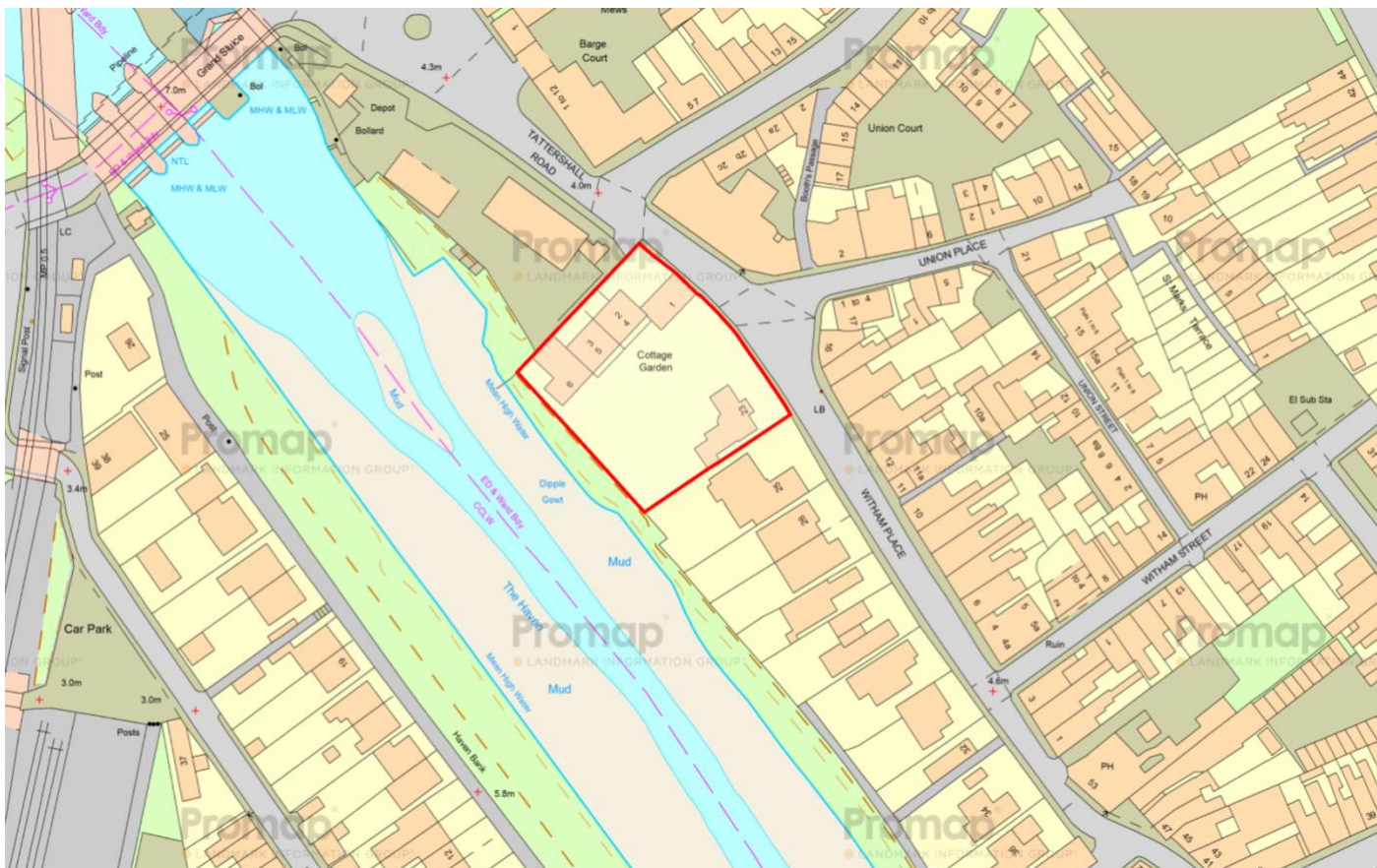


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