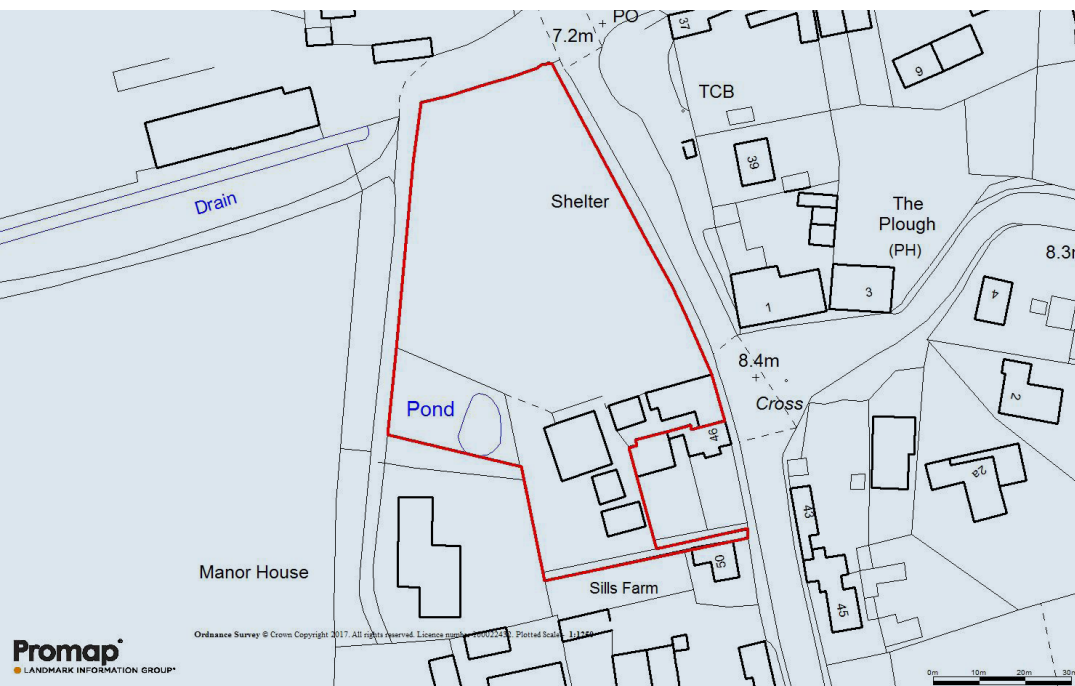




BANKS LONG&Co

THE FORMER PRIMARY SCHOOL, MAIN STREET,
NORTH KYME, LN4 4DG

- Potential development site - STP
- 0.503 hectares (1.24 acres)
- Attractive village setting
- Range of former school buildings
- Majority of site undeveloped
- **FOR SALE**



LOCATION

The site is situated on Main Street, the main road running through the village of North Kyme. The road forms the A153 Sleaford to Louth Road, also bypassing the larger villages of Billinghay and Coningsby.

Billinghay, the closest of the largest nearby settlements, lies about 2 miles to the north. Sleaford lies about 8 miles to the south west and Louth about 20 miles to the north east. Billinghay offers a range of shopping and other local amenities. The closest secondary school is situated within Ruskington approximately 5 miles to the west.

PROPERTY

The site comprises an irregular parcel of land extending to about 0.503 hectares (1.24 acres). It has a frontage to Main Street of about 85 metres (279 ft) and a depth at its narrowest point of about 30 metres (99 ft).

Until recently the site has been used as a driver training centre, with the buildings on site comprising the original brick and slate former Primary School building constructed circa 1900 and a larger temporary timber frame building.

The remainder of the site is surfaced in tarmac. The site presently does not have vehicular access from Main Street. Vehicular access was previously provided by way of a licence from the adjacent landowner, and a new vehicular access will need to be formed along the Main Street frontage. The track to the vehicular access is not owned by the vendors. There is pedestrian access from Main Street adjacent the school building.

EPC Rating: C57

TOWN AND COUNTRY PLANNING

We understand that the current use of the property falls within Use Class D1 (Non-residential Institutions) of the Town and Country Use Classes Order 1987 (as amended). The property offers the potential for residential development, subject to the receipt of the necessary planning consent. Interested parties are advised to discuss their proposals with North Kesteven District Council.

ACCOMMODATION

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor area:

Former School Building	98.5 sq m	(1,060 sq ft)
Single Storey Building	132 sq m	(1,420 sq ft)
Total NIA:	230.5 sq m	(2,480 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected to the site.

RATES

Charging Authority:	North Kesteven District Council
Description:	TBC
Rateable value:	TBC
UBR:	0.479
Period:	2017-2018

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

TENURE

The site is to be sold freehold, with vacant possession.

PRICE

£300,000

VAT

VAT may be payable on the purchase price at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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