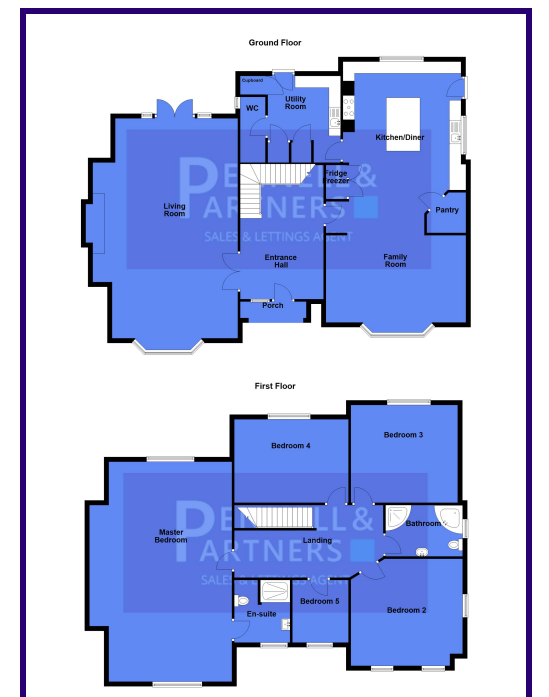
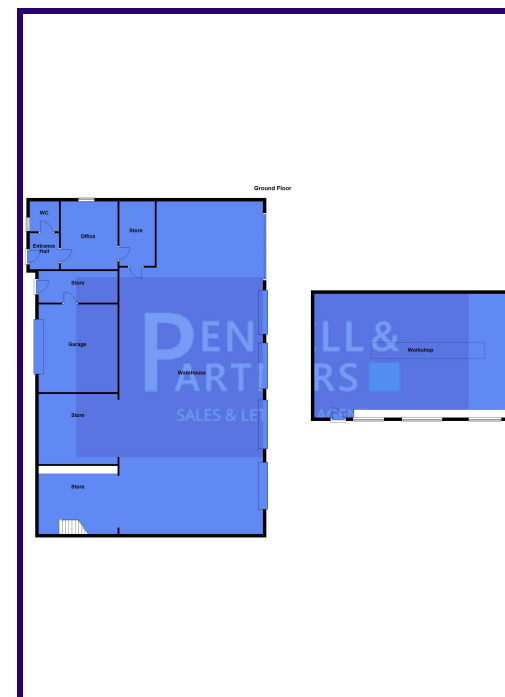




LLOYDS YARD, MAIN ROAD, FOSDYKE, BOSTON, LINCOLNSHIRE. PE20 2DB

£799,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - [01733 209222](tel:01733209222)  
- [hello@pennellandpartners.co.uk](mailto:hello@pennellandpartners.co.uk)

ABOUT THE PROPERTY

An exceptional opportunity to acquire a substantial and highly versatile commercial site in a prominent position on Main Road, Fosdyke. Situated on approximately 2.5 acres (subject to survey), this site offers a rare blend of business and residential potential, with easy access to the A17 and A16, providing superb connectivity to major routes and regional centres.

The property includes around 5,000 sq ft of warehouse, workshop or garage space, ideal for a range of commercial uses including transport, logistics, storage, vehicle maintenance or light industrial activity. The expansive yard area offers excellent space for large vehicles, external storage or future development potential, subject to the necessary planning consents. Gated access and significant road frontage enhance both the security and visibility of the site.

In addition to the commercial element, the site benefits from a substantial detached five-bedroom house, providing approximately 3,300 sq ft of living accommodation. The residence is well-suited for owner-occupiers looking to combine business and home life on one site, or could be adapted for office use, staff accommodation or rental income.

Strategically positioned with direct access to both the A17 and A16, this location offers outstanding connectivity to Boston, Spalding, Holbeach and other major routes across Lincolnshire and beyond. The semi-rural setting offers a balance of privacy and practicality, making it ideal for a variety of commercial and mixed-use ventures.

This is a rare opportunity to secure a flexible, sizeable and well-located site with enormous potential for existing business use or future development. Viewings are highly recommended to fully appreciate the scope of what is on offer.

EPC Rating: F (38)

