

Border Storage, Back Lane, Deeping St James, Lincolnshire, PE6 8RT



FOR SALE - Guide Price £1,250,000



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For Sale

Extensive Secure Caravan Storage Facility with Substantial Four Bedroom Bungalow
and Large Range of Commercial Self Store Storage Buildings
set in approximately 1.57 Hectares (3.87 Acres)

situated on the edge of the Village of Deeping St James, close to Peterborough, the A15, A16, A1 and A47

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Location

Border Caravan Storage facility and Border Store It Self Store Storage Site are located approximately a quarter of a mile northeast of the heart of Deeping St James. Deeping St James and The Deepings are a sought-after location on the southern edge of Lincolnshire. With approximately 7,000 inhabitants in Deeping St James and over 14,000 inhabitants in The Deepings, it boasts a host of services, including two Primary Schools, Secondary school, Church, Convenience Shops, Pharmacy, Hairdressers, and Play Parks.

The property has good transport links with the A15 being approximately one mile to the south of the property. The site lies between Stamford, Bourne, Peterborough and Spalding, being approximately 9 miles, 9 miles, 9 miles and 11 miles, respectively, away. Peterborough train station has regular trains from Peterborough to London with the fastest trains taking approximately 50 minutes.

The postcode is PE6 8RT. What3words: ///iterative.grazed.courtyard



Caravan Storage Facility

Approximately 1.05 Hectares (2.59 Acres) of the site is used as a highly secure caravan storage site. The site has space for up to 217 caravans, of which 82 are hardstanding holdings and the remaining are semi hard standing holdings.

The site is surrounded 2.4m palisade fencing and hedging. Being the first in the country to be awarded Caravan Storage Site Owners' Association (CaSSOA) platinum grading. The highest award for security and standards. Accreditation is based on a mandatory survey which is required every 3- 5 year to ensure that standards are being maintained.



Access is via a private gravelled driveway directly from Back Lane. Entry to the site is via electric motorised gates with personalised entry. There is an additional electric security gate at the entrance to the site. CCTV is in operation across the whole site and at the access gates. W.C facilities are at the entrance to the site. At the first set of gates is a small storage building housing the w.c, which has a keyless entry. The remainder of the building houses the standby generator and electricity meters.



Storage Contracts are in place with all stored units and the site is almost at full capacity currently with a strong loyal cliental. A one-month termination notice period can be given by either party to end the Storage Contract.

Caravan Storage Facility Turnover:

1st April 2021 to 31st March 2022 = £93,000

1st April 2022 to 31st March 2023 = £99,000

1st April 2023 to 31st March 2024 = £94,000

1st April 2024 to 31st March 2025 = £96,000

In addition, there are sales of caravan accessories, gas and wash services, which provide an additional income to the business.

Llamedos

The attractive residential single storey property is of brick construction beneath a tile roof. The property has uPVC double glazing and oil central heating.



Llamedos is situated behind the first security gate. The property borders a driveway leading to a parking area, with double brick garage with up and over door (5.10m x 5.60m). There is a generous lawn allowing room for expansion, subject to gaining the necessary planning permission. The property has a fenced boundary to the north and east and a hedge boundary to the south and the garden is mainly laid to lawn.

Accommodation comprises:

Front Door to Entrance Hall.

Entrance Hall, containing airing cupboard and storage doors to:

Living Room, 4.85m x 3.82m, opening to Dining area 3.45m x 2.88m

Kitchen 3.36m x 3.62m with Pantry with door to Utility.

Study 2.65m x 2.57m

Bedroom 3.64m x 3.36m

Bedroom 4.16m (max) x 2.86m

Bedroom 2.85m x 3.09m (max)

Bathroom with Bath, shower over, wash hand basin w.c

Utility 2.73m x 2.31m with sink and drainer, door to Outside and door to

Cloakroom with wash hand basin and w.c.



Potential to purchase the site without Llamados would be considered. Access to Llamados could be provided separately to the main storage site entrance.

Self-Storage Building

The Self Store units' range in size, with six different options available. The building was originally a horticultural glass houses, which has now been converted and comprise of steel frames, with profile anti condensation clad roof and walls, with personnel and vehicular access doors. This area measures approximately 14m by 44m. A plan of the individual lay out of the building can be provided on request. The site is accessed by key fobs through a locked gate and each unit has its own key fob.

To the outside is a parking area and grass landscaped area, which could be used for additional storage or parking. There are also external Storage containers on site, which are rented out. These can be purchased as part of the property if required.

Storage Contracts are in place for each unit and the building is almost at full capacity currently and has a faithful cliental.

Storage Building Turnover:

1st April 2021 to 31st March 2022 = £54,000

1st April 2022 to 31st March 2023 = £60,000

1st April 2023 to 31st March 2024 = £58,000

1st April 2024 to 31st March 2025 = £57,000



There is an additional storage building which is profile clad, but has not had units installed, 19.27m x 48.30m. The area has a concrete floor and is ready to be sectioned into additional storage units.

There is an additional unconverted glass, which has not been clad (13.12m x 25.93m) with concrete floor. This area houses the office, which is L shaped (5.52m max x 6.50m max) and includes a separate kitchen area and a cloakroom with w.c and wash hand basin.

Planning

The following planning permissions are in place at the property:

SK/1313/75/2391 – Erection of Bungalow at Back Lane, Deeping St James – Granted, decision issued on 8th January 1976

S99/1042 – Removal of occupancy condition at Back Lane, Deeping St James - Refused, decision issued on 25th November 1999

S02/0724 – Change of occupancy condition at Llamedos, Back Lane, Deeping St James - Approved without conditions, decision issued on 29th August 2002

S06/0792/25 – Variation of Condition 1 on Planning Permission SK 05/1517/25 (extension of time) - Approved conditionally, decisions issued on 13th July 2006

S13/1943 – Continued use of land for leisure vehicle storage, Back Lane, Deeping St James - Approved conditionally, decision issued on 5th September 2013

S16/1970 – Re-cladding of glass houses and change of use from horticulture to self-storage, Back Lane, Deeping St James - Approved conditionally, decision issued on 20th January 2017

S17/0853 – Application for approval of details reserved by Conditions 3 and 4 of S16/1970 - Conditions all discharged, decision issued on 1st August 2017

Further planning information is available from South Kesteven District Council.

Website: www.southkesteven.gov.uk

Telephone: 01476 406080

Email: planning@southkesteven.gov.uk

Outgoings

Council Tax Band D on Llamedos.

Business rates for the Border Store It site are currently assessed at £16,000.

Business rates for the Caravan Storage site are currently assessed at £24,000, but includes additional property, which will be separated out at the point of sale.

Drainage rates are payable to Welland Deepings Internal Drainage Board.

VAT

VAT is not payable on the sale of the property.

Currently VAT is charged on all transactions on site.

Services

The main site, Caravan Storage and Self-Storage, is connected to mains water, single-phase and three phase electricity.

All foul drainage is to klargesters plants on site.

Llamedos is connected to mains water and single-phase electricity and heated via an oil-fired central system.

Minerals, Sporting and Timber

The minerals and right to work them are included across the property. The sporting and timber rights are included in the sale insofar as they are owned.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the Sellers' Agent will be responsible for defining either the boundaries or their ownership.

The boundaries are either fenced or hedged.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

There is a right to drain in favour of the neighbouring site into a klargesters on the subject property. Details are available from the Sellers' Agent.

Tenure and Holdover

The freehold of the property is offered for sale with vacant possession.

Holdover may be required to allow Contracts to terminate, if a buyer requires vacant possession. Otherwise, the current agreements will remain in place and can transfer to the new owner.

Health and Safety

Given the potential hazards of a working site, we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

Method of Sale and Guide Price

The property is offered for sale by private treaty as a whole.

Guide Price £1,250,000

Any prospective buyer is encouraged to register their interest with Elizabeth Allen Land Agents Limited as soon as possible.

Offers for parts of the property may be considered.

Exchange and Completion

Exchange of Contracts is expected within 50 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Anti-Money Laundering

The Buyer will be required to provide proof of identity and address to the Sellers' Agent once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Sellers' Solicitor

Jonathan Blythe, Chattertons Solicitors and Wealth Management, 9 Broad Street, Stamford, Lincolnshire, PE9 1PY

Telephone: 01780 764145

Email: jonathan.blythe@chattertons.com

Viewings

Viewings will be permitted only by appointment with the Sellers' Agent.

Sellers' Agent

Elizabeth Allen, Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire, PE6 9QB

Telephone: 01778 700194

Email: elizabeth@ealandagents.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. These Particulars are Subject to Contract. These particulars were prepared in August 2025. The areas and plans included in these sales particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

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