

FREEHOLD SITE & CONTENTS FOR SALE

Laurel Lodge Farm, Hurn Road, Holbeach, Lincs, PE12 8JB

- A17 Frontage
- Plastic recycling facility
- 8.5 acre site total
- Secure and self-contained site
- 4.5 areas of expansion land
- Suitable for alternative uses subject to planning
- GIA: 32,560 sq ft
- Infrastructure and installed processing plant and contents for current plastic recycling use



The Opportunity

Offers are invited for the following assets, on an in-situ basis

1. The freehold property
2. Owned contents (details available upon request)
3. Owned stock (details available upon request)
4. Title benefit over adjoining land (details available on request)

Location

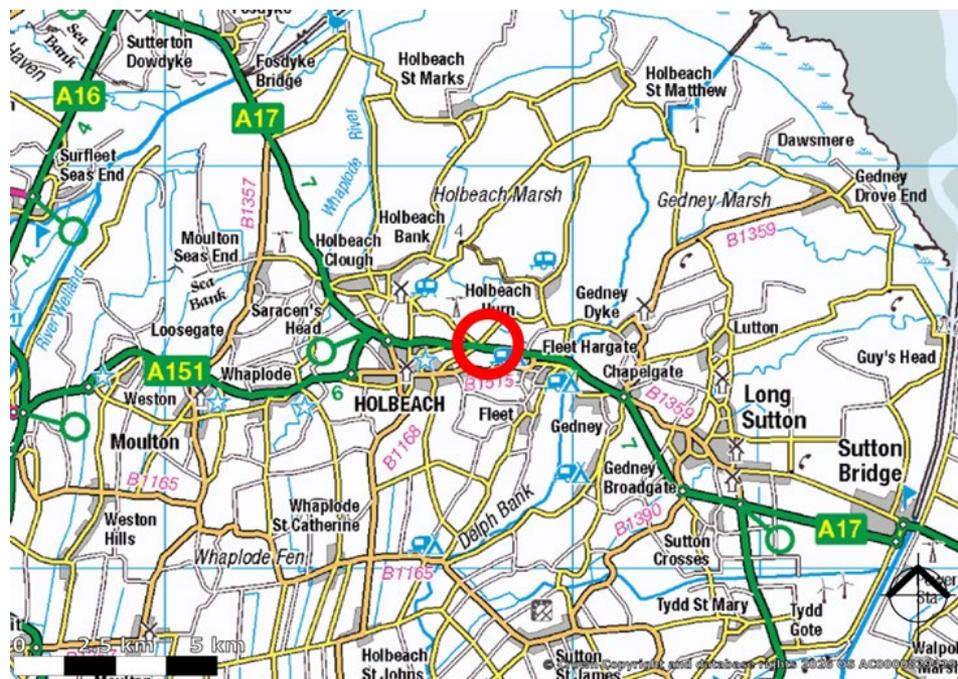
The property is located close to the junction of Hurn Road and the A17, just outside the Fenland market town of Holbeach, with frontage onto both roads.

The regional centre of Kings Lynn is approximately 15 miles to the south, where the A17 links with the A47 A10 and A149. The A17 is an important arterial that carries a lot of commercial traffic and freight and is part of the network that connects the North and Humber areas with the Midlands and East Coast Ports. The subject area within the Fens is an important agribusiness centre. Nearby smaller Port operations include Sutton Bridge and Kings Lynn, mainly handling loose bulk such as building materials, agricultural produce, timber and some palletised goods.

This section of the A17 contains numerous and varied roadside commercial operations such as warehousing, transport, agricultural processing and distribution, sales, roadside storage and driver welfare facilities, agriculture and horticultural operations etc.

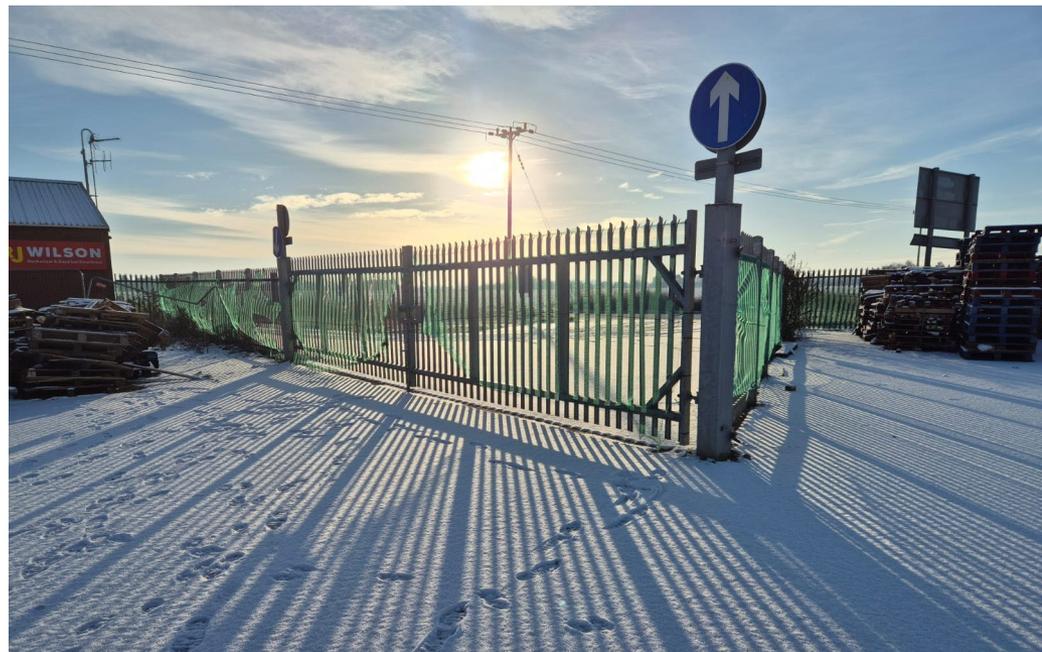
Adjacent owners include the Laurel Lodge Café and truck stop, J Wilson engineering (north and south respectively) and along its lengthy western boundary the A17 and agricultural arable use to the eastern boundary.

More generally the property is within the jurisdiction of South Holland and in the county of Lincolnshire, approximately 20.3 miles to the north-east of Peterborough, 29.7 miles to the north of Ely and 38.0 miles to the south-east of Lincoln. The area has good road communications, with the subject property being located approximately 24.4 miles to the north-east of J17 of the A1(M). The property is approximately 8.5 miles east of Spalding railway station. Spalding railway station connects to Peterborough with a travel time of approximately 22 minutes, Ely with a travel time of approximately 1 hour 10 minutes and Lincoln with a travel time of approximately 52 minutes.



Description

- **Main external site features:** 2x Access via double steel gates (one to Hurn Road and one to the A17). Palisade fencing around site. Concreted mainly around the main building and Access points.
- **Production building extending to circa 29,920 sq ft:** In three main bays each with roller shutter doors at each end. The building is of brick construction on a concrete base with steel portal frame supporting and asbestos sheet roof and upper elevations that have been over clad with profile steel sheet. Minimum internal heights are 4.6m (3.7m clear headroom to the brace of the frame).
- **Production building Interior:** Concrete floor, even in part. Brick internal walls which are in part fitted with white walling. Some other internal roof and upper elevation sections have a spray insulation finish. One bay contains staff welfare areas, staff congregating area and control room, white walled, with non-slip flooring and white insulated suspended ceiling.
- **A traditional bungalow office building of circa 1040 sq ft:** The interior is fitted out as offices with laminate flooring, painted walls and ceiling, kitchen, reception, room with WC shower and wash basin, and various office rooms heated with wall mounted electric heaters. There is air conditioning to part.
- **A workshop out building of 1,600 sq ft:** Of basic construction with masonry block walls, pent roof with lightweight timber skin profile steel sheet, supported by timber beams.
- **A derelict barn:** Of brick construction, with slate roof supported by trussed timber frame.
- **Areas of hardstand and infrastructure:** For its use as an industrial site and waste plastic processor. Weighbridge. Security fencing and gates.
- **Connections:** To utilities and Calor gas tanks, white diesel tank.
- **Expansion land of circa 4.5 acres:** Covered with wild grasses.



Site Area and Accommodation

The site area extends to approximately 8.5 acres (3.44 hectares) or thereabouts as outlined in red below.



The site benefits from palisade security fencing around its perimeter, with double palisade gates securing the access to Hurn road in the north-eastern flank of the property and to the A17 access along the southern boundary. Hedging has been planted along the northern boundary. There is also an open culvert along the verge between the A17 and the property, outside the southern boundary.

	Area Sq m	Area Sq ft
Main Production Buildings	2,780	29,920
Office Bungalow	97	1,040
Workshop	149	1,600
Total	3,026	32,560

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Business Rates

The Rateable Value at the time of issue is £57,000 (£73,000 from April 2026)

Tenure

The property is held freehold under title no LL117833.

Third Party Occupation

To be confirmed. Currently two former staff members reside within a static caravan on site.

Planning

Further planning history details can be provided upon request. The property benefits from both County and District planning consents for its existing use, and extent of operations on site.

Most recent planning approvals include the outdoor storage of materials, recent extension structures and the installation of external generators.

The planning history includes a precedent for the development of the expansion land for commercial purposes in connection with its existing use.

Prior to the consents for the existing plastic recycling use of the property, we understand B2 business use was established for the buildings on site.

VAT

Guide prices are quoted exclusive of VAT. The VAT status is being ascertained and interested parties are advised that VAT may be applicable.

Third Party Items

Items identified to us as third party will be excluded for any sale.







EPCS

EPC assessments have been commissioned and will be available to interested parties.

Contents, Plant and Equipment

PET processing plant and equipment including, sorting, granulation, washing, bagging (Installed in 2020) – Further details on request.

Covenant Benefit

Adjoining land in third party ownership is subject to a restrictive use covenant imposed at the time of its separation from the subject site. The adjoining owners are now seeking release from this restrictive covenant.

Legal Costs

Each party is to bear their own legal costs.

Sales Process

It is intended that the property and other assets will be sold by way of private treaty. The Joint Administrators are not bound to accept the highest, or indeed any offer received.

Terms

Offers are invited for the freehold interest, and other asset classes. The Agents and Joint Administrators act as Agents of the company without personal liability.

Trading History

Recent trading accounts relating to the existing use are not currently available with operations having ceased during the latter part of 2025.

Further Information and Viewings

Additional information is available and enquiries should be made by email in the first instances, via the contacts below. Strictly via the sole agents, Hilco Global Real Estate Advisory.

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