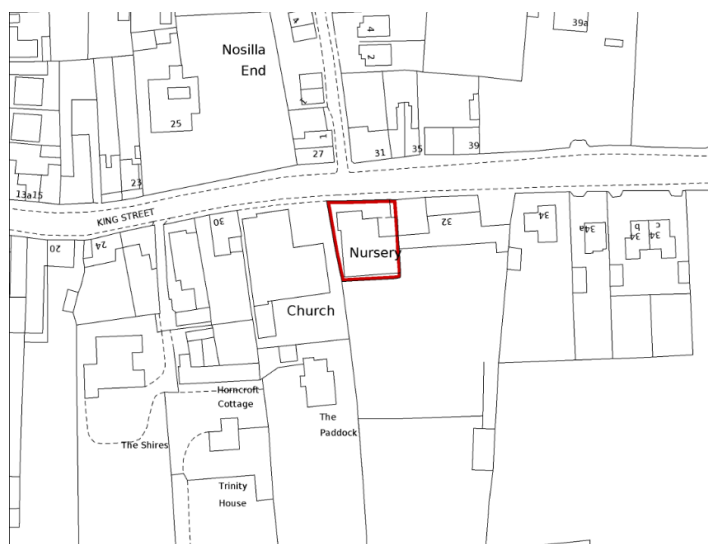


**Former Kinder House Day Nursery, King Street, Winterton, North Lincolnshire DN15 9TP**

Freehold single storey detached building formerly used as a Day Nursery of approximately 230.96 sq.m (2,485 sq.ft)  
– Full vacant possession.



## Property Summary

- Freehold single storey detached building.
- Formerly used for Educational Purposes / Day Nursery
- Re-Development Opportunity / Potential for alternative uses (s.t.p.p.)
- Total NIA 230.96 sq.m (2,485 sq.ft)
- Full Vacant Possession.

## Property Description

The property comprises a single storey detached property that until recently had been used for educational purposes and prior to that as a day nursery. The building dates from the mid 1970's and was a former NHS clinic. It is of brick construction under a flat roof and benefits from gas fired central heating.

## Location

Winterton is a popular small town on the south side of the Humber approximately 5 miles northeast of Scunthorpe and 6 miles from the Humber Bridge.

The property is situated on King Street in Winterton close to the junction with Chapel Lane and adjacent to Trinity Methodist Church. This is primarily a residential area with some other retail and commercial occupiers in the immediate vicinity. Winterton benefits from a range of local amenities including convenience retail, primary and secondary school and sports fields.

Winterton sits adjacent to the A1077 which links the Humber Bridge and Barton to Scunthorpe via South Ferriby. The A15 is approximately 6 miles away and in turn provides access to Hull and the M62 to the north and the M180 to the south. Stagecoach operates a bus route through Winterton.

## Accommodation

(Approximate dimensions)

Entrance reception / lobby leading into the main room. A series of other rooms including an office, storerooms, kitchen together with staff room and both adult and children's toilet facilities.

The property has a net internal area of 230.96 sq m (2,485 sq ft)

Outside: The site is self-contained including an external play area.

## Planning

The property may have potential for re-development to alternative use, subject to the necessary planning consents. Prospective purchasers must rely on their own enquiries in this regard.

**Local Authority** – North Lincolnshire Council Tel: 01724 297000 – [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

**Tenure** – Freehold

**VAT** – VAT is not applicable to this lot.

**EPC** – D

## Joint Agent



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