



**The Railway Station**  
Station Road, Tumbly Woodside, Boston, PE22 7SL



# The Former Historic Railway Station premises

Tumby Woodside, Lincolnshire

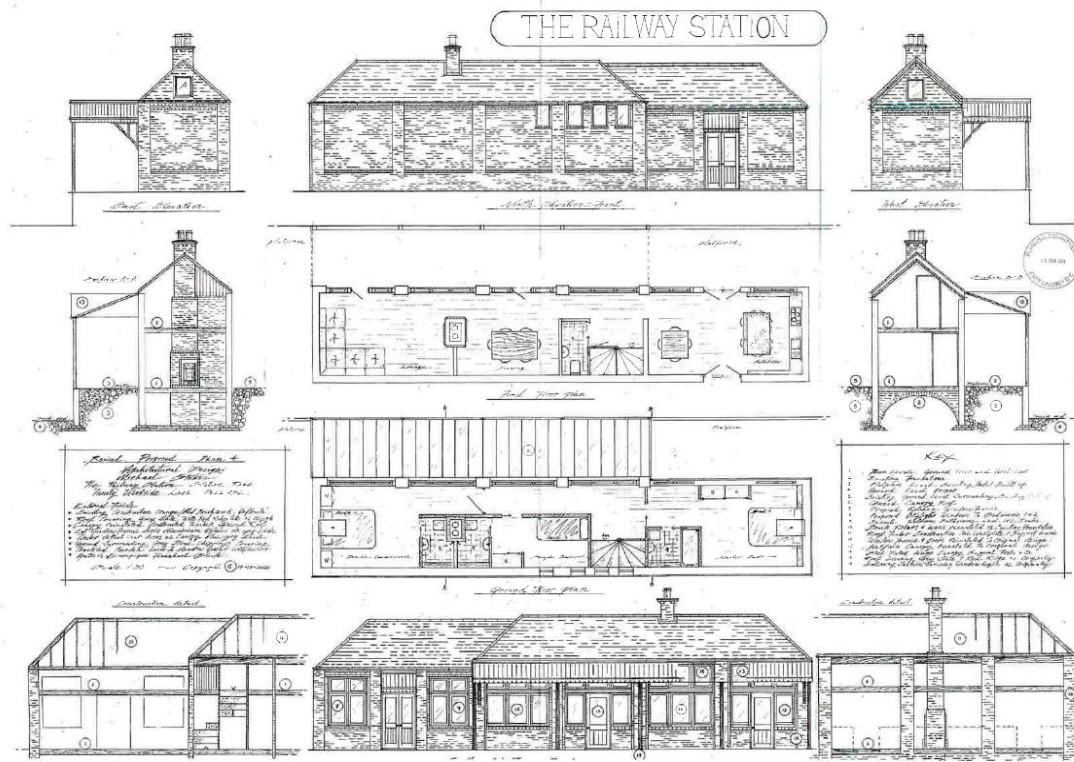
We are delighted to offer for sale the former Tumby Woodside Railway Station. This is a unique opportunity to acquire a true piece of local railway history.

To include platforms and the remains of the Station Building. A concrete base is installed for the Engine Shed build and original foundations for the The Signal Box build. Set to a very private and secluded location in mature grounds of approx. 1.20 acres.

The Station is being sold with the benefit of Planning Permission for the conversion of the Station building into a 3-bedroom residential property, reinstatement of the Engine shed as a garage/ workshop, and the reinstatement of the Signal box into a cottage for holiday purposes. The Station, which formed part of the GNR railway network was formally opened in 1913 and sadly closed to Railway traffic in 1970.

The Station building is built in the typical GNR architectural style and would originally have had a grey slate hipped roof and a timbered canopy over its platform.

Tumby Woodside Railway Station was used as a commute by local towns and villages surrounding it, also for farm produce to be distributed around the country.





## Planning Permission

### The Railway Station building:

Full planning permission No. S/189/01386/22 was obtained on 14/04/2023 for change of use, conversion of and alterations and extensions to former railway buildings to form 1 No. dwelling house and detached 3 bay garage, copies of the revised proposed plan 4, plan 5 and engine shed plan 3 are attached to these particulars.

### The Signal Box:

Further full planning permission No. S/189/01807/23 was obtained on 26/03/2024 for the erection of a dwelling to be used as self-contained holiday accommodation, copies of the location, block plans, elevations and building design are also attached to these particulars.

It should be noted that the developments hereby permitted must be begun not later than the expiration of 3 years beginning with the date of these permissions. Copies of the planning permissions and plans are available to view at the agent's Horncastle office.

### The Site and Access

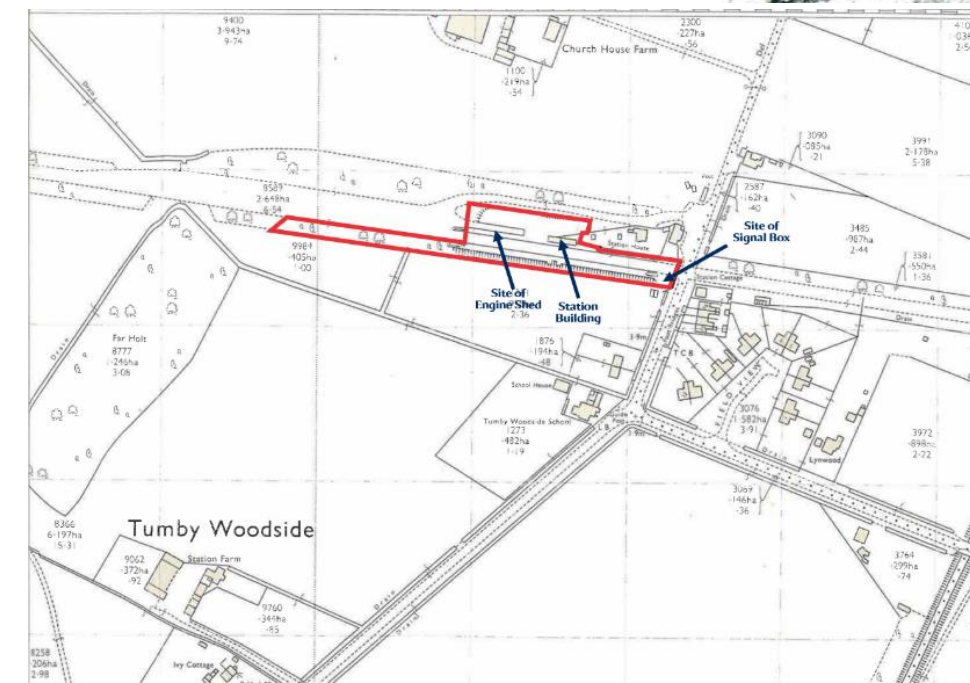
The property is approached via a shared vehicular and pedestrian right of way over the roadway immediately off Station Road. A vehicular gate marks the start of the property which includes the disused station building, 2 building bases, 2 platforms and is set in grounds of 1.20 acres, much of which has become re-wilded.

The boundaries of the property are outlined in red on the plan included in these particulars.

### The Station Building

Four sides of the building remain standing, with only a section of the rear wall missing. However a structural appraisal was carried out to ascertain its integrity in December, 2022, which is available to view at the agent's Horncastle office.

The planning permission allows for a conversion to this building to a 3 bedroom residential property over 2 storeys with a reinstatement of the original canopy over the platform.



## Services

Both The Station Building, and The Signal Box holiday cottage shall require a new foul drainage treatment plant to be installed by the purchaser within the grounds, for which both can be serviced by one installation. Although it is believed that there is a water supply within the grounds, this cannot be verified, and it is the responsibility of the purchaser to connect to the appropriate services for both water and electricity.

## Local Authorities

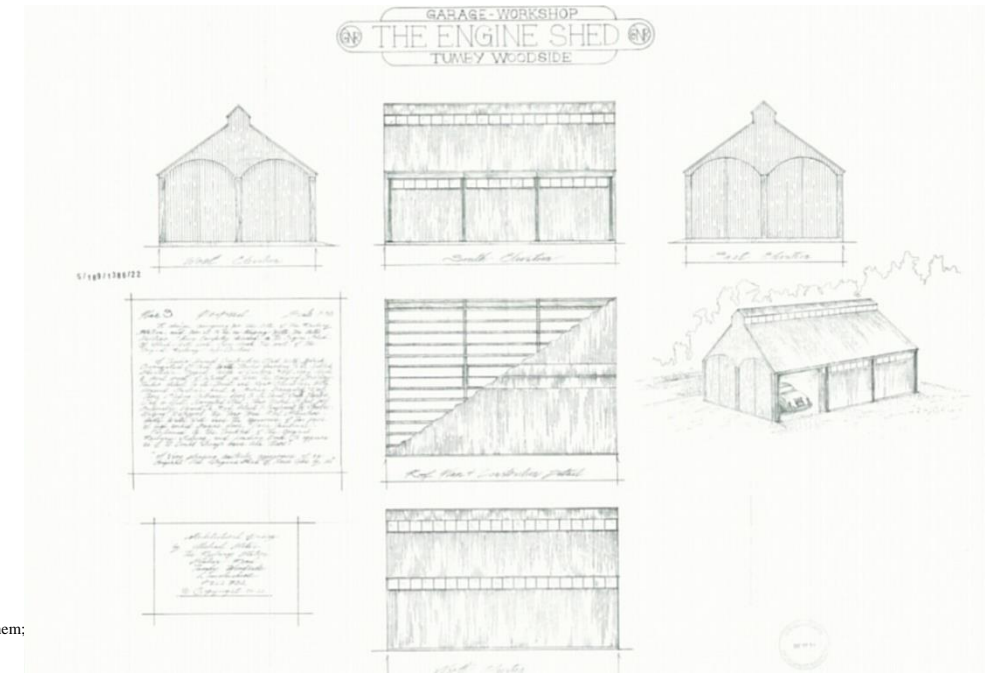
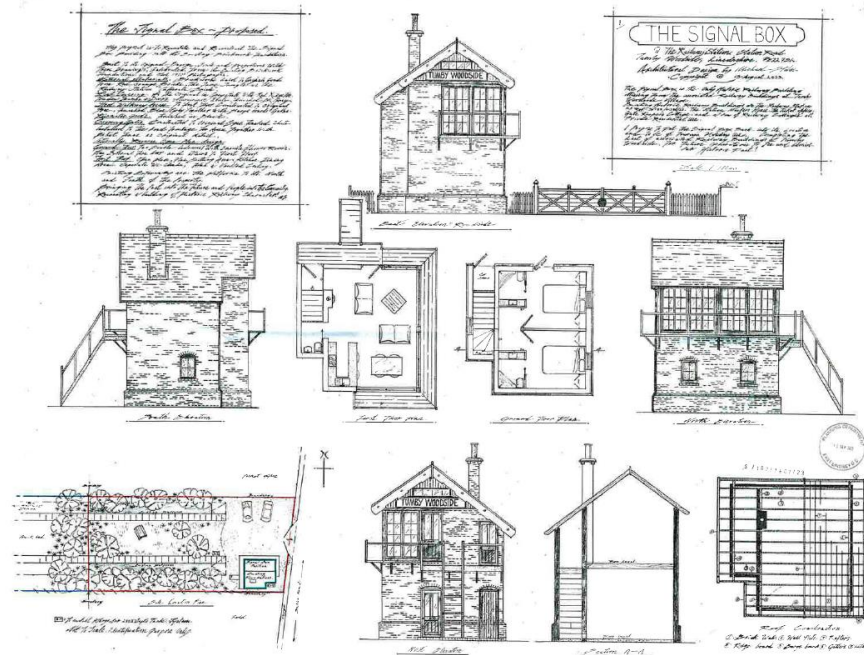
East Lindsey District Council: The Hub, Mareham Road, Horncastle, Lincs.LN9 6 PH.

Lincolnshire County Council: Newlands, Lincoln. LN1 1YW.

## Viewing

Viewing is strictly by arrangement with the agent's Horncastle office, Old Bank Chambers, Horncastle, Lincs. LN9 5HY.

**Tel:** 01507 522222  
**Email:** [horncastle@robert-bell.org](mailto:horncastle@robert-bell.org)  
**Website:** <http://www.robert-bell.org>



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