



# MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Residential Sales

## £400,000



Ref: 22008

## Land North of Withington Street, Sutton Bridge, Spalding PE12 9SU

- Development site for 10 dwellings
- Well located close to local amenities and village primary school
- Full planning consent
- 2 x detached houses and 8 x semi-detached houses
- Planning consent implemented
- No affordable housing requirement



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### DESCRIPTION

A Development Site for the construction of 10 dwellings with access directly from Withington Street. The site extends to approximately 1.2 acres.

Well located in Sutton Bridge close to local amenities and the village primary school. Full planning consent approved and implemented with pre-commencement conditions discharged.

No requirement for affordable housing.

### PLANNING

Outline planning permission was granted by South Holland District Council under reference H18-1168-16, dated 12<sup>th</sup> May 2017.

Reserved matters were granted under reference H18-0692-19, dated 15<sup>th</sup> October 2019.

Pre-commencement conditions have been discharged for the details of boundary treatment, engineering, drainage, street lighting, construction details of the roadway, surface water drainage and the scheme of construction management (Conditions 6, 8, 10 and 11 of H18-1168-16) under reference H18-0867-20, dated 30<sup>th</sup> November 2020.

The planning consent has been implemented by way of the installation of piled foundations to plots 9 and 10, inspected by Building Control on 22<sup>nd</sup> September 2021.

There is no requirement for any affordable housing to be built as part of the development scheme.

### WORKING PLANS

The Vendor will grant approval for the designs to be utilised by the purchaser to construct the development in accordance with the approved planning consent.

Working drawings have only been created for Plots 5-10 as part of the work required to implement the planning consent. Working drawings will be required for the other 3 house type designs that have been approved.

### SERVICES

It is understood that mains electric and water are available in Withington Street. It is understood that mains drainage is available in Withington Street, but is not connected to the site.

Prospective purchasers should make their own enquiries of the relevant utility companies.

### ACCESS

Access to the site is from Withington Street. Consent has been granted for a permeable paving access road (unadopted) to join the Northern end of Withington Street.

### VIEWING

At any reasonable hour with a copy of these particulars to hand.

For further information, contact John Maxey or Natalie Jeary.



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## SALE METHOD

The property as verged red on the plan is for sale freehold with vacant possession.

The vendor is retaining land to the North of the development site and will retain rights to pass over the extent of unadopted road to access the remaining land.

Rights will also be reserved to connect to the road construction, as well as to detail and construct a transition strip between the unadopted road and any access roads on the retained land.

**DIRECTIONS** From Wisbech, follow the A1101 towards Long Sutton for approximately 8 miles. At the roundabout, take the third exit onto the A17 towards King's Lynn. Turn left onto Hundreds Lane and then right onto Bridge Road. Follow Bridge Road for approximately 2 miles. Withington Street can be found on the left and the land with planning permission extends from the end of the road.

## PARTICULARS PREPARED

17<sup>th</sup> January 2022



Site Location  
Not to scale for reference only



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ASK FOR DETAILS OF HOW WE CAN HELP YOU



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Offices at March and Wisbech

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