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RESIDENTIAL DEVELOPMENT : 01775 765536 www.longstaff.com



Building Plot, Dawsmere Road, Gedney Drove End, Lincolnshire PE12 9PN

FOR SALE : GUIDE PRICE - £80,000 FREEHOLD - SUBJECT TO CONTRACT

- Building Plot in a Rural village location, having open field views to the east.
- Total Site Area Approximately 360m²
- Full Planning Consent granted for a large 2 Bedroom House with integral garage
- Existing Access on Dawsmere Road
- Planning 'started'. Building Regs application submitted and Foundations dug

SPALDING 01775 766766

BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The plot is situated on Dawsmere Road, Gedney Drove End, close to the village centre. The village Primary School and Pub are within ½ mile and further shopping facilities and Secondary Schools are located in the nearby town of Long Sutton (6 miles).

Long Sutton lies just off the A17, giving good access to Kings Lynn (14 miles) and beyond to the north Norfolk coastal resorts. Bus connections via the 505 service, run from Long Sutton to Kings Lynn and Spalding, and Spalding has train services to Peterborough, with onwards fast train journeys to London's Kings Cross (within 50 minutes).

DESCRIPTION

The site is flat and level and extends to approximately 360m². It is shown edged red on the plan included in these Particulars (for identification purposes only). Red topped marker posts have been positioned in the 4 corners of the plot.

The plot has a frontage of approximately 13.6m and a depth on the north boundary of approximately 32.5m. The rear width is 13.55m.

TENURE

Freehold with vacant possession upon completion. The current use of the site to provide access to adjacent land will cease on completion of a sale.

SERVICES

It is believed that mains electric and water are available in the road. However, neither the Vendor nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

A new Private treatment plant is required to provide foul drainage to the proposed new dwelling, with soakaways dealing with surface water.

SITE FEATURES

The Telegraph pole in the front of the site is intended to remain in situ. The fences/hedge to the north and south belong to the neighbouring properties, and the purchaser will be required to fence the rear (east) boundary with a new Lincolnshire post and rail fence within 3 months of completion of a sale.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No. H06-0134-22 dated 01/04/22 for the development of the site. The plans included in the Planning Consent are for a large 2 bedroom detached house with integral garage. Of particular note is the requirement for only 'non' habitable living space to be on the ground floor of the proposed dwelling. Planning has been 'started' on this site, with foundations dug, inspected and part poured.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consent is available from the Council's website: www.sholland.gov.uk or from the Agent's Spalding Office. Included in these Particulars are copies of the plans determined in the Planning Application which show the consented design of the dwelling. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161.

INFORMATION PACK

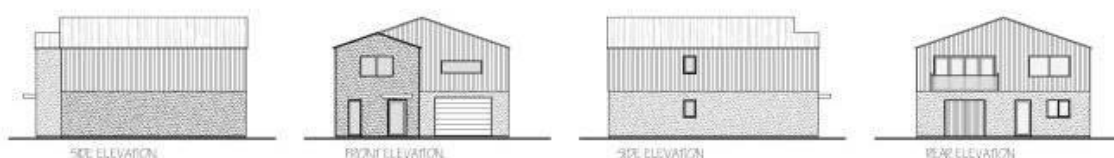
Details of the following documents are available upon request: CALL: 01775 765536

Email: commercial@longstaff.com

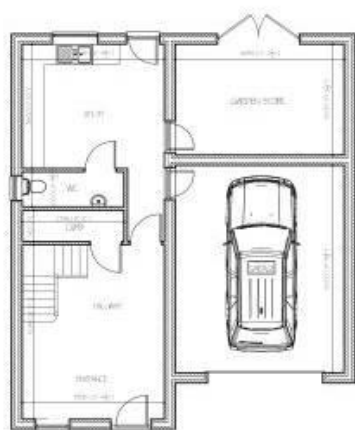
- Plans associated with the Planning Application
- Planning Consent
- Flood Risk Assessment

The Plans Reproduced in these Particulars are with permission from
the Vendors or the Controller of HM Stationery Office
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FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



NOTES:
1. ALL DIMENSIONS ARE IN METRES
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED
5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED



G. B. MERCHANT LTD. LAND AND ESTATE AGENTS AND ESTATE AGENTS	
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LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: S10943 (3.25)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

VIEWING

The property can be viewed with a copy of these particulars to hand.

NB: The site is uneven in part with rough grass in places, and parties view the site at their own risk. Neither the Vendor nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.

CONTACT

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