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RESIDENTIAL DEVELOPMENT : 01775 765536 www.longstaff.com



Building Plot, Adjacent 144 Reservoir Road, Surfleet Seas End, Lincolnshire PE11 4DH

FOR SALE : £90,000 FREEHOLD

- Building Plot in a semi-rural location, having open farmland views to the north and the west
- Total Plot Area Approximately 549m²
- Full Planning Consent granted for a 2 bedroom single storey dwelling with 2 parking spaces and with existing access to Reservoir Road.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The plot is located on Reservoir Road at Surfleet Seas End. The Ship Inn Public House/Restaurant is close by, and other facilities including the Village shop and Post Office, Primary School and Golf Club are available in the other part of Surfleet village, and further shopping facilities and Secondary schools are located in the nearby town of Spalding (5 miles).

Surfleet Seas End lies east of the A16, within 5 miles of the A17, giving good access to Kings Lynn (31 miles) and beyond to the north Norfolk coastal resorts. The A16 gives good access to Peterborough and onwards fast train journeys to London's Kings Cross (within 50 minutes). Spalding station also connects to Peterborough to the south and Doncaster to the north.

DESCRIPTION

The plot is on two levels extending to a approximately 549m². It is shown edged red on the plan included in these Particulars (for identification purposes only).

The plot itself measures approximately 45.75m (frontage) x 17m (average depth).

TENURE

Freehold with vacant possession upon completion.

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.

SITE FEATURES

The eastern boundary of the plot is demarked by a low level post and rail fence, with the neighbour having erected a close board fence on their side of the boundary.

The plot is largely overgrown with blackthorn, birch and brambles. There are also wooden cabins/sheds in situ that will require removal prior to the commencement of any building works being carried out. Any clearance of these will be the responsibility of the purchaser.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No. H17-1169-21 dated 28/04/22 for the development of the plot.

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

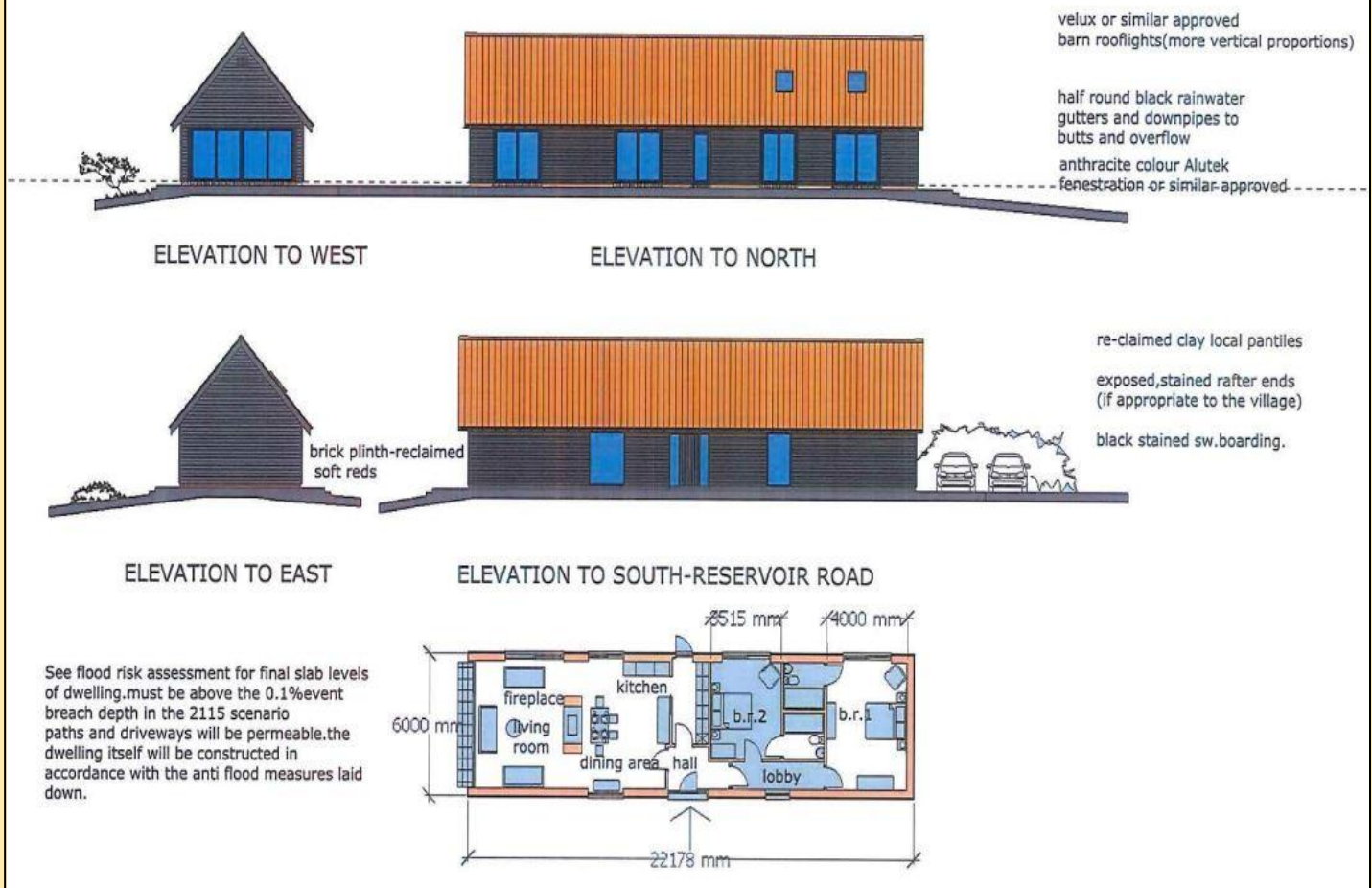
- Plans associated with the Planning Application
- Planning Consent
- Flood Risk Assessment

It is considered that there is scope to improve the granted planning consent, and this is reflected in the Guide Price. Unconditional offers are invited.

The Plans Reproduced in these Particulars are with permission from the Vendors or the Controller of HM Stationery Office under Licence No. 100004279

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

PLANNING DRAWING



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: S10952/Feb 2024

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 at any time with a copy of these particulars to hand.

NB: The site is uneven with thick trees and shrubs, 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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