

EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## 4 BUILDING PLOTS

**OLD MAIN ROAD, FOSDYKE, BOSTON, LINCOLNSHIRE PE20 2BU**

**FOR SALE : GUIDE PRICE - £250,000 FREEHOLD**

- Located close to the centre of Fosdyke village in an established residential area
- 4 plots – with Outline, Reserved Matters planning consents, Building Regulation approval, and works started on site for detached 4 bedroom houses with integral garages

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## LOCATION

The plots are situated in the village of Fosdyke with the site being located off Old Main Road, and therefore being within walking distance of the Village Hall and playing field. A Primary School and shopping facilities are available in the nearby village of Sutterton (2 miles) and further shopping facilities and Secondary Schools are located in the nearby towns of Spalding (8 miles) and Holbeach (6 miles). The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 people (2013 figures from South Holland District Council's website).

Fosdyke village lies adjacent to the A17 giving good access to Kings Lynn (30 miles) and beyond to the north Norfolk coastal resorts. It lies within 1 mile of the A16, and therefore, has good access to Peterborough and onwards fast train journeys are then available to London's Kings Cross (within 50 minutes). Spalding station also connects to Peterborough to the south and Doncaster to the north.

## DESCRIPTION

The 4 plots form part of a larger whole site area which extends to approximately 0.27 Hectares (0.66 Acres), and the 4 plots offered for sale are Plots 1, 2, 4 and 5, as shown edged red on the plans included in these Particulars (for identification purposes only). At the present time the property comprises a cultivated field.

## TENURE

Freehold with vacant possession upon completion.

## SERVICES

It is believed that mains electricity and water are available in the road together with foul drainage. However, neither the Vendors 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.

## PLANNING CONSIDERATIONS

Outline Planning Consent was granted by Boston Borough Council – Reference No: B/17/0407 for the development of the site and the plans included in the Reserved Matters Planning Consent B/20/0457 show a site layout for 5 No. Detached 4 bedroom houses with integral garages. Building Regulation approval was granted on 5<sup>th</sup> December 2022, reference FP22315 and works were started on site on 19<sup>th</sup> January 2023. Foundation designs, calcs and GI have been submitted. Plot 3 is not included in this sale, as it is being retained to serve as the estate road access for the field at the rear, which is considered to have likelihood of being developed for residential use. The 4 plots will each have new independent accesses direct from Old Main Road.

An access road to the field at the rear of approximately 5m in width, is also being retained by the Vendor adjacent to the southern boundary of Plot 5.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consents 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.boston.gov.uk](http://www.boston.gov.uk) or from the Agent's Spalding Office. Included in these Particulars is a copy of the plan determined in the Reserved Matters application. Any queries in respect of planning matters should be addressed direct to the Planning Department at Boston Borough Council - CALL: 01205 314200.

The purchaser will be required to provide a footpath to the whole frontage of the site (including the frontage of the middle plot being retained) and obtain all necessary consents from the Highways Authority for doing so. A retaining wall is required to be erected to the north of plot 1 (as a condition of the granted Reserved Matters consent), and it will be a further requirement of this sale that retaining walls also be erected to the south of plot 2 and the north of plot 4.

## COVENANTS

The Vendors reserve the rights for drainage and services across the site for the benefit of their retained property, and a 5m wide roadway will provide access to the retained land, adjacent to the southern boundary of plot 5.

Visibility splays will also be reserved across the frontages of plots 2 and 4, for the future estate road.

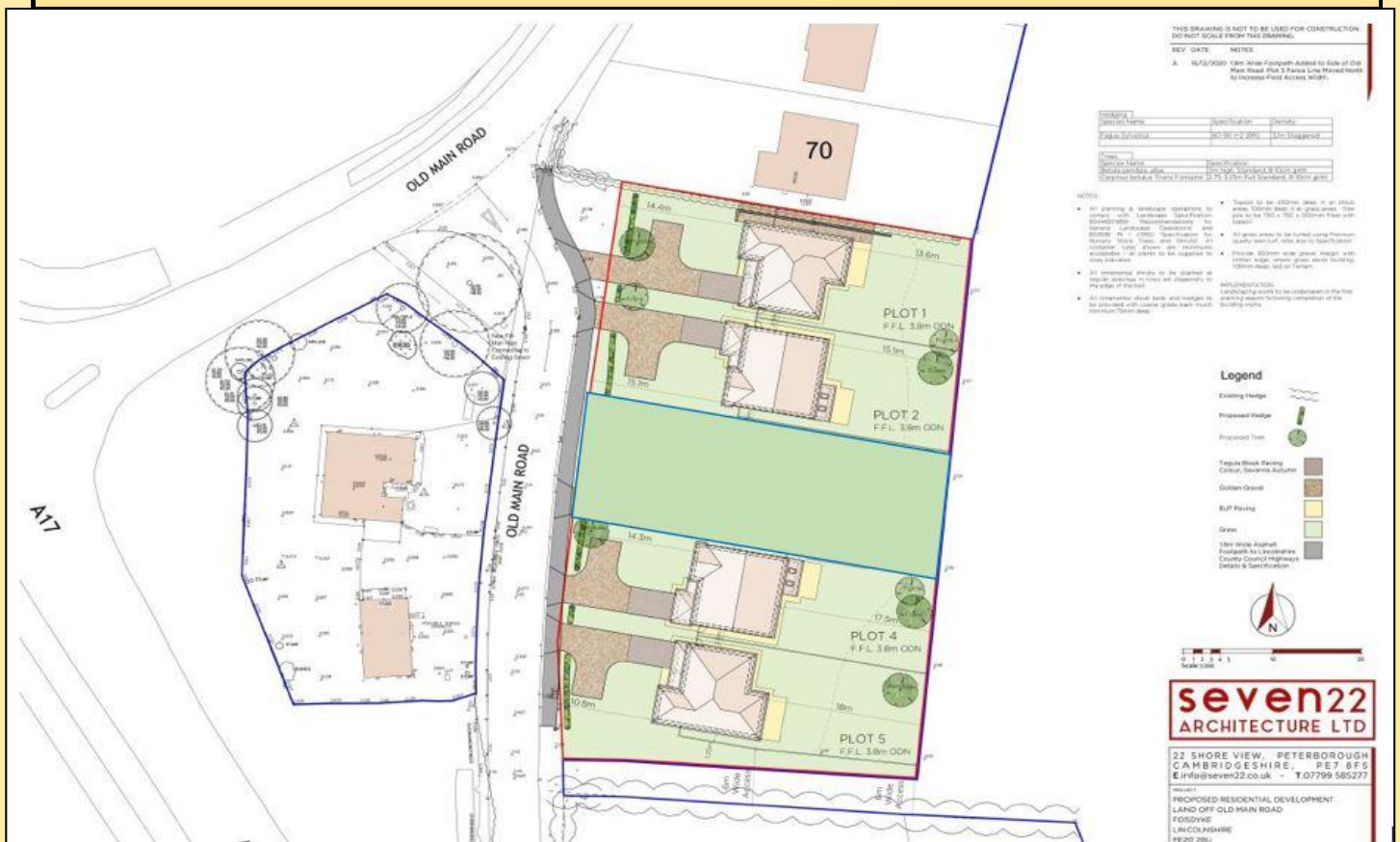
A double electricity pole is situated in the front verge adjacent to the south west corner of the site.

## INFORMATION PACK

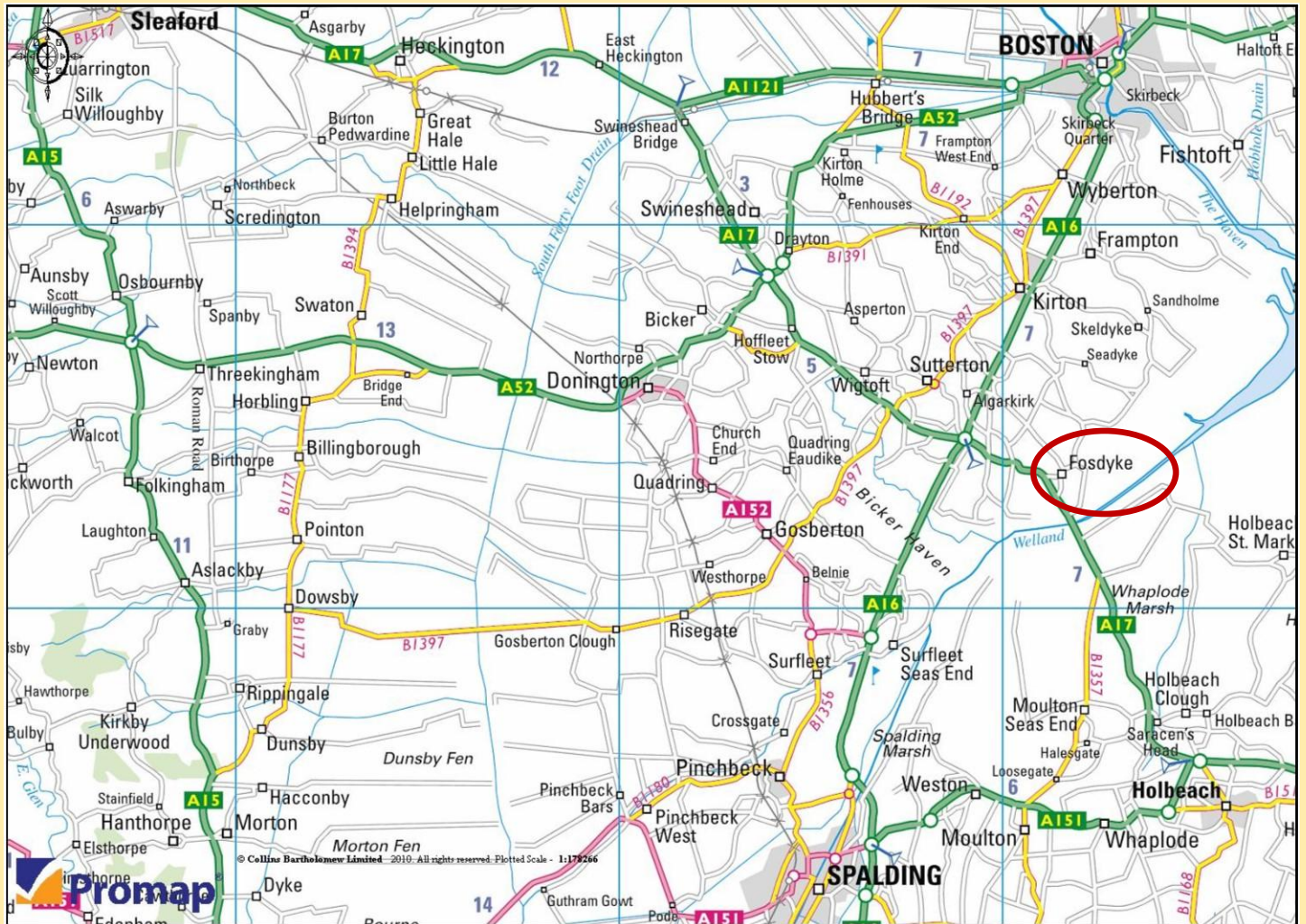
Details of the following documents are available upon request: CALL – 01775 765536 / EMAIL – [commercial@longstaff.com](mailto:commercial@longstaff.com)

- Plans associated with the Planning Applications
- Planning Consents
- Design and Access Statement
- Flood Risk Assessment

Plan Reproduced with permission from the Vendors







#### LOCAL AUTHORITIES

##### District & Planning:

Boston Borough Council, Municipal Buildings, West Street, Boston, Lincolnshire PE21 1SB  
CALL: 01205 314200

##### 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@westempower.co.uk](mailto:wpdnewsuppliesmids@westempower.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: S10024 – Oct 24

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 plots can be viewed with access from Old Main Road in normal daylight hours having a copy of these Particulars to hand.

**NB: The site is uneven in part with differing ground levels and parties view the site at their own risk. Neither the Vendors nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.**

#### CONTACT

R. Longstaff & Co., 5 New Road, Spalding, Lincolnshire PE11 1BS

T: 01775 765536

E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

[www.longstaff.com](http://www.longstaff.com)

