

EST 1770



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



## 2 Building Plots Available as a Pair or Individually with Full Planning Consent

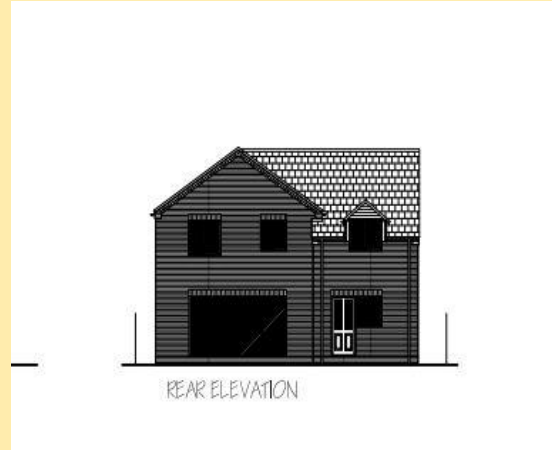
**Adj 51 Cowbit Road, Spalding, Lincolnshire PE11 2RJ**

**FOR SALE - Guide Price of £125,000 per PLOT**

- Situated on Cowbit Road – 2 Building plots available as a pair or individually within an established residential area overlooking the River Welland, a short distance from Spalding town centre
- Plots Area Approximately 825m<sup>2</sup>. Frontage approx 20m and 38m maximum depth

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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## LOCATION

The plots are situated close to the Little London Bridge off Cowbit Road, Spalding, being therefore within walking distance of the town and other amenities. Cowbit Road is close to the A16, which then provides good access to Peterborough and onward fast train journeys are available to London's Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the north.

## DESCRIPTION

The two plots, which are available as a pair or individually, extend to approximately 825m<sup>2</sup>. The whole area is shown edged red on the determined Planning Application plan included in these Particulars (for identification purposes only). The plots are broadly rectangular in shape and have a combined approximate width of 20m and a maximum depth of 38m.

At the present time the property comprises part of the garden to the Vendors' adjacent residential property. Red topped stakes mark the proposed new western boundary of the plot. New access will be required to be formed to Cowbit Road to serve the plots.

## NOTES

- Rights for services to the Vendors' retained land are reserved.
- The purchaser will be responsible for the costs of removal of any remaining trees/stumps on the plot.
- No impact driven Piling – Trench Fill, Raft or Mini Augured permitted.
- Plant used onsite to be a maximum of 6 Tonnes.
- Any amendment or new application must be fully approved by the Vendor prior to any Planning application being submitted.

## PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No: H16-1298-21 on 10 February 2022, showing the land developed for 2 No. 3 bedroom detached houses. A copy of the formal Planning Consent is available from the Council's website - [www.sholland.gov.uk](http://www.sholland.gov.uk) – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties.

**NB : The purchaser will be responsible for compliance with all Planning Conditions, and for all costs associated thereto.**

Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161 EMAIL: [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)

## GENERAL INFORMATION

**TENURE** Freehold with vacant possession.

**SERVICES** Mains electricity, gas, drainage and water are available in the locality. However, proposed purchasers must check the availability by making their own enquiries with the relevant Utility providers.

## LOCAL AUTHORITIES

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

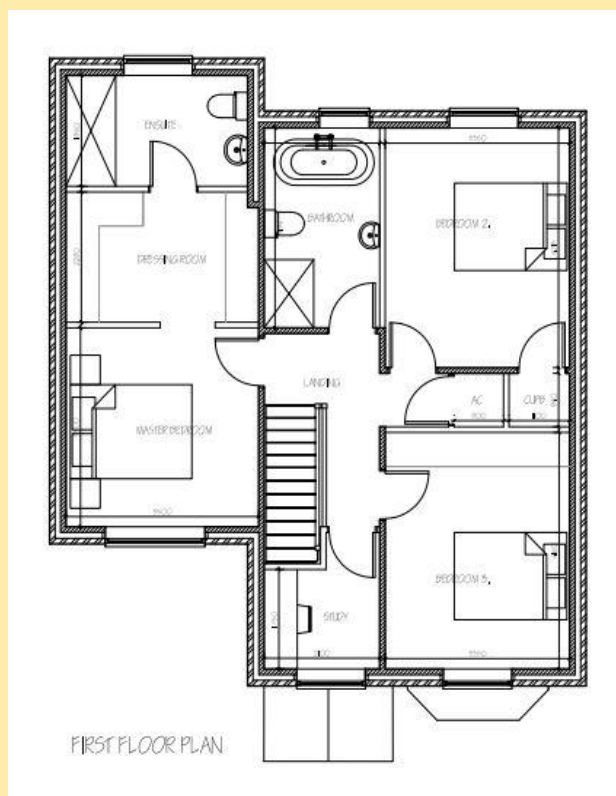
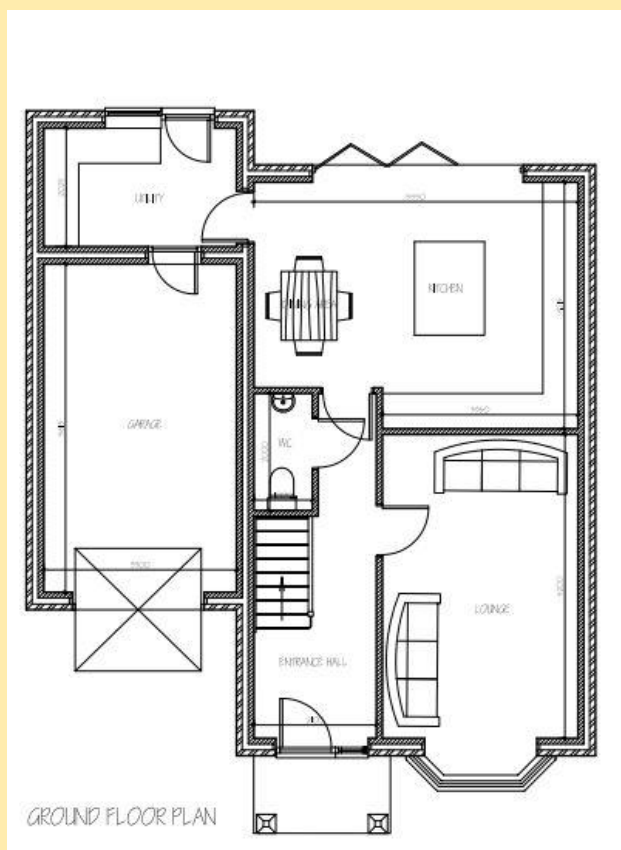
**Water & Sewerage:** Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA  
CALL: 08457 919155

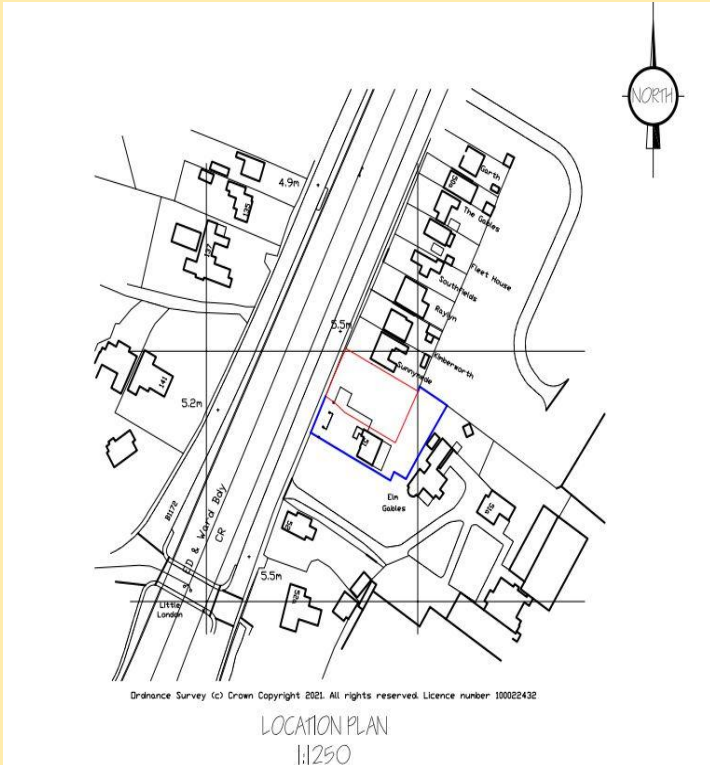
**County & Highways:** Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL  
CALL: 01522 552222

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

**Gas:** Cadent Gas [www.cadentgas.com](http://www.cadentgas.com) Email: [wecare@cadentgas.com](mailto:wecare@cadentgas.com)  
CALL: 0345 835 1111

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LOCATION PLAN



RIVER WELLAND

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**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:** S10978/May 23

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.

**ADDRESS**

R. Longstaff & Co.  
5 New Road, Spalding, Lincolnshire PE11 1BS  
[www.longstaff.com](http://www.longstaff.com)

**CONTACT / VIEWING**

By appointment only with the Agents  
Commercial/Development Land Department  
CALL: 01775 765536  
E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

