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## Building Plot, Adjacent to The Chestnuts, Church End, Fleet, Lincolnshire PE12 8NQ

**FOR SALE : GUIDE PRICE - £80,000 FREEHOLD**

- Building Plot situated in a Rural village location within a Conservation area
- The plot has been granted Full Planning Consent for a Three Bed Detached House with driveway and parking for up to 2 vehicles
- Total Site Area Approximately 275m<sup>2</sup>

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## LOCATION

The plot is situated on Church End Road, in the village of Fleet, which lies about 3 miles east of Holbeach which itself is 16 miles north east of Peterborough. Access to the A17 is within 1.5 miles giving good access to Kings Lynn and beyond to the north Norfolk coastal resorts. The A16 also provides good access to Peterborough, and onwards fast train journeys are available to London's Kings Cross (within 50 minutes). Spalding station also connects to Peterborough to the south and Doncaster to the north.

The village of Fleet benefits from a Primary School, with shopping facilities and further Primary School's and a Secondary School are located in the nearby town of Holbeach (3 miles). The market town of Long Sutton lies some 4 miles to the east and also has a range of shopping facilities, Public Houses and Schools.

## DESCRIPTION

The site comprises of the area of The Old Butchers shop and part of the garden area of the adjacent property known as "The Chestnuts" and extends to approximately 275m<sup>2</sup>. It is shown edged red on the plan included in these Particulars (for identification purposes only). The Old Butchers Shop is to be demolished by the new purchaser.

The plot has a frontage of approximately 14.5m and a depth of approximately 19.5m. The approximate rear width is 12m.

Existing boundary fences are to remain, with a new 1.8m high close boarded fence set on concrete posts to be installed by the proposed purchaser between the site and the property known as "The Chestnuts" to the North.

## TENURE

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

## SERVICES

It is believed mains electric, drainage 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 vendor requests that no changes are made to the design of the property to retain the privacy to the occupiers of the property next door.

## PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No. H05-0890-21 dated 19/01/22 for the development of the site. The plans included in the Planning Consent are for a 3-bedroom Detached House with driveway and 2 parking spaces.

Various studies required by the planning consent have been undertaken by the purchaser including:

Written scheme of investigation for archaeological monitoring and recording

Biodiversity Enhancement plan

Site investigation Report

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](http://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.

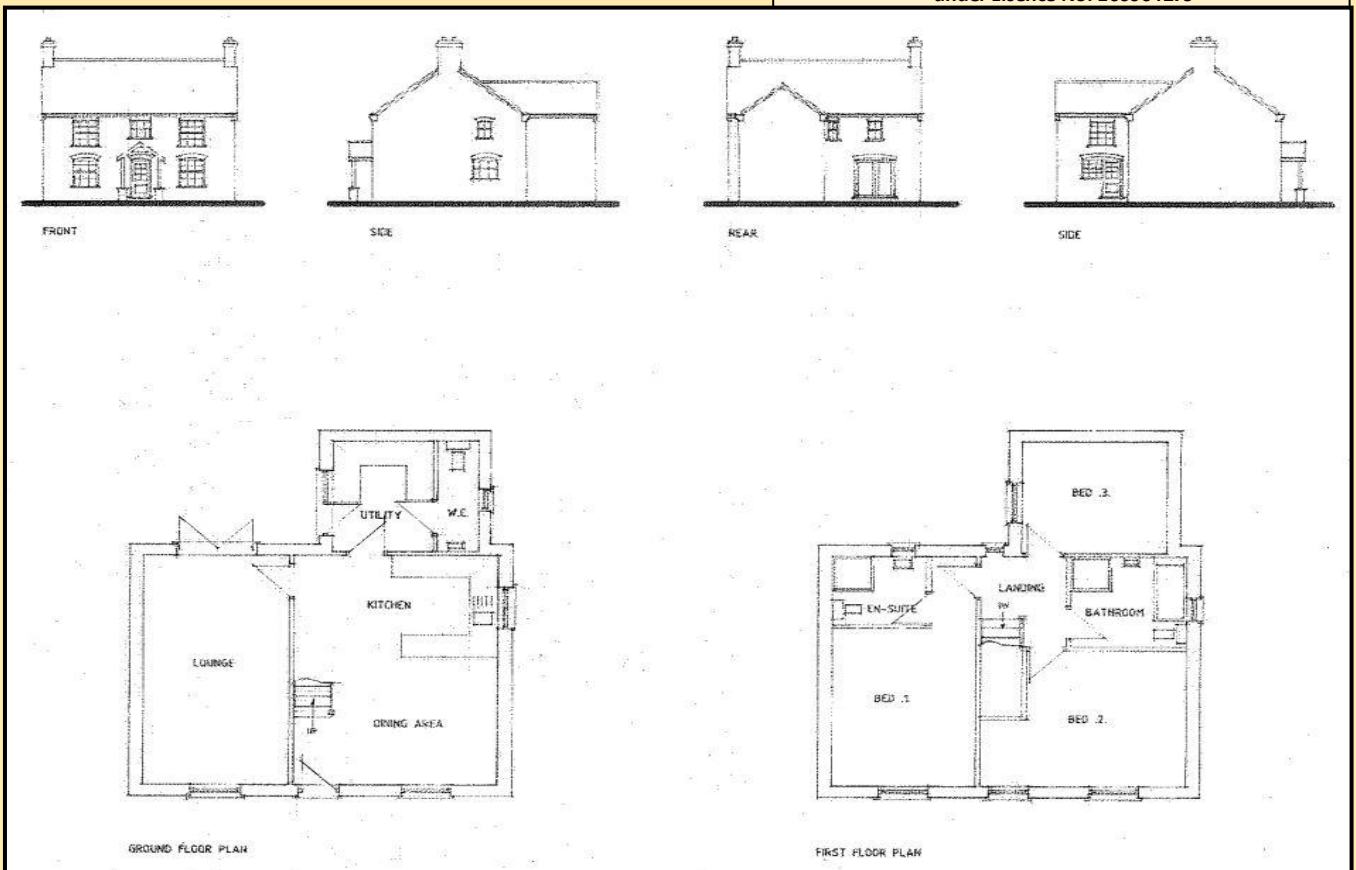
## INFORMATION PACK

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

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

- Plans associated with the Planning Application
- Planning Consent
- Archaeological, Ecological and Site investigation/Contamination Studies

The Plans Reproduced in these Particulars are with permission  
from  
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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: S11002(3/23)

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.

## VIEWING

The property can be viewed by appointment only.

**NB: The site is uneven in part 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

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)

