

EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



**Approximately 3.7 Acres (1.49 Hectares) of High Profile Development Land,
situated off Surfleet Road/Crossgate Lane, Pinchbeck, Nr. Spalding,
South Lincolnshire, PE11 3XW**

FOR SALE - Guide Price: £ 685,000 Freehold – Subject to Contract

- Close to and within easy walking distance of village centre
- Planning, Reserved Matters Consent and Section 106 Agreement in place
 - 2.5 miles north of Spalding
 - Excellent local amenities and facilities
- Rare opportunity to acquire a development site of this size and location in the popular village of Pinchbeck

SPALDING 01775 766 766

BOURNE 01778 420 406

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

LOCATION

This high-profile residential development site provides an excellent opportunity to carry out an attractive residential development just to the north of the village of Pinchbeck and with frontage to Crossgate Lane and profile to Surfleet Road. It lies on the west side of Surfleet Road with the northern boundary towards Flaxmill Lane, the southern boundary to an established private residential housing and on the west side with an IDB drain and Gallery Walk.

The village of Pinchbeck offers excellent local village facilities and amenities including Parish Church, Chapel, Village and Church Halls, Primary School and a parade of shops (including a renowned local Butcher), Post Office, 2 Mini Markets and a Veterinary surgery. There are also 2 Public Houses (The Bull and The Ship). Pinchbeck lies on a local bus route and is some 2.5 miles north of Spalding where more extensive market town facilities and amenities are available including secondary education.

Spalding is well served with arterial roads and also has rail connections to the south to London via Peterborough and to the north to Doncaster via Sleaford and Lincoln.

The A1 is also within easy travelling distance to the west with access at Newark, Grantham, Colsterworth, Stamford and Peterborough.

The site lies outside the conservation area of Pinchbeck and offers the opportunity for providing an attractive development with open market housing with some affordable units also to be provided within the development.

THE SITE

The site has a frontage to Surfleet Road and Crossgate Lane with access to be provided from a new entrance on to Crossgate Lane – the site extends to approximately 3.7 acres (1.49 Hectares) in total, (subject to detailed site measurements/survey).

PLANNING

Outline planning consent (Reference Number [H14-0912-17](#)) and subsequent Reserved Matters consent (Reference Number H14-1032-21) for 16 dwellings, including 6 Affordable dwellings, have been obtained for the site. All information regarding Planning should be directed to the Planning Department of the South Holland District Council who's contact details are;

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

In addition, there is a Section 106 Agreement in place.

Full details concerning the consents and the Section 106 Agreement are available upon request.

SERVICES

Whilst the services provision and capacities have not been investigated, we understand that mains electricity, water, gas and drainage may be available in the area. It will be the responsibility of all interested parties to make their own specific enquiries with the relevant service providers/utility companies as to the availability, practicality of connection and costs thereof to provide such services as they may require for the development. No warranty is given with regards to services whatsoever.

RETAINED STRIP OF LAND

A strip of land will be retained out of the sale along the west side of the site details

LOCAL AUTHORITIES AND STATUTORY UNDERTAKERS

<u>District & Planning:</u>	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE Tel: 01775 761161
<u>County & Highways:</u>	Lincolnshire County Council, County Offices, Newland, Lincoln, LN1 1YL Tel: 01522 552222
<u>Water & Sewerage:</u>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA Tel: 08457 919155
<u>Electricity:</u>	Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk Tel: 0121 623 9007
<u>Gas:</u>	Cadent Gas www.cadentgas.com Email: wecare@cadentgas.com Tel: 0345 835 1111
<u>Drainage:</u>	Welland and Deepings Internal Drainage Board, Deeping House, Welland Terrace, Spalding, Lincs, PE11 2TD Email: info@wellandidb.org.uk Tel: 01775 725861
<u>GENERAL INFORMATION</u>	
TENURE	The property is available with the benefit of freehold tenure.
POSSESSION	The land is currently let under a Farm Business Tenancy and will become vacant after 30 th September 2022. Vacant possession will therefore be available upon completion after that date.
ASSESSMENTS OUTGOINGS	Currently there is a Drainage Board rate liability payable annually to the Welland and Deepings Internal Drainage Board. Following development, the properties will be individually assessed for Council Tax.
INTERNAL DRAINAGE BOARD EASEMENT	There is an IDB Byelaw Easement on the west side of the site – full information regarding this should be obtained from the Welland and Deepings Internal Drainage Board (contact details as above). Interested parties should make contact with the Board to clarify all rights that may be in force and will need to be taken into consideration in the development of the site.
ANGLIAN WATER EASEMENT:	There is an underground water main running west/east near to the southern boundary of the site with a 6-metre easement. Interested parties should make direct contact with Anglian Water to ascertain all details with regard to this easement.

MEASUREMENTS AND AREAS All measurements and areas provided in these particulars should be considered as for guidance purposes only. Interested parties must make their own enquiries and take their own measurements and surveys of the land involved. Figures provided are for guidance purposes only and should not be relied upon.

BASIS OF OFFERING

The site is offered for Sale freehold subject to vacant possession after 30th September 2022 but otherwise on an unconditional basis other than various easements. The Guide Price is £685,000 - Subject to Contract.

VAT

The vendors' have not elected to waive the exemption to VAT and therefore VAT will not be payable in addition to the purchase price.

DETAILED PLANS

The vendor's architects/planning consultants – G R Merchant Ltd (contact Sarah Darlow Tel: 01406 490800) Email: grmerchant.arch.cons@gmail.com) will be pleased to answer any specific questions regarding Planning and Consents that have been obtained to date.

GENERAL ENQUIRIES AND VIEWING ARRANGEMENTS

General enquiries should be directed to the Residential Land Department of Messrs R Longstaff & Co. on 01775 766 766

or at commercial@longstaff.com.





LOCATION PLAN (NOT TO SCALE)
For Identification Purposes Only



Section 106
Intermediate Housing



Amenity Space
16.63% Of Total Site Area



SOME VIEWS OF PINCHBECK



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 also to check continuing availability.

Ref: S10936

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

Residential Development Department

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

www.longstaff.com

CONTACT / VIEWING

By appointment only with the Agents Residential Development Land Department

CALL: 01775 765536 or Email: commercial@longstaff.com

HEALTH & SAFETY

All parties entering the site do so entirely at their own risk and should do so by prior appointment with the vendors' agent. They should take great care at all times to look after their own safety and neither the vendors' nor their Agents are responsible for damage to persons or their property whilst they are on the site. Whilst the land is still cropped, please ensure that no part of the property or cropping are damaged.

ACCESS

Access to the land should be on foot only.