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RESIDENTIAL DEVELOPMENT : 01775 765536 www.longstaff.com



The Old Dairy, Harford Gate, Gedney Broadgate, Spalding, Lincs PE12 0DE

FOR SALE : OFFERS IN EXCESS OF - £200,000 FREEHOLD - SUBJECT TO CONTRACT

- Former farm buildings (The Old Dairy), a range of single and two storey buildings, for conversion/extension, situated on the western side of Harford Gate, Gedney Broadgate
- Full Planning Consent granted to form a 3 bedroom residential dwelling and detached Double Garage
- New access from Harford Gate
- Total Site Area of Approximately 1.06 acres (0.43 hectares)

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The property is situated on Harford Gate, in the village of Gedney Broadgate. From Spalding proceed in an easterly direction along the A151 continuing towards Holbeach taking the first exit at the mini roundabout approaching Holbeach and then continuing up to the A17. Join the A17 and proceed in an easterly direction bypassing the town and continuing on to the next roundabout turning right (signposted Gedney Broadgate). The property is situated approximately 2 miles along this road on the right hand side.

The nearby villages of Gedney, Fleet Hargate and Fleet have combined facilities including primary schools, Church etc. The small market towns of Long Sutton and Holbeach are approximately 2 and 4 miles distance respectively, offering a range of further local facilities. The property is conveniently situated for access to Peterborough, Kings Lynn, Spalding and the north and west Norfolk Coast.

DESCRIPTION

The property comprises the buildings of 'The Old Dairy' being a range of 2 single storey buildings, together with a further building (being two storey in height having been used for milk storage). The whole property (including the land and buildings) extends to approximately 1.06 acres, and is very pleasantly surrounded by mature hedges. The entrance to the property is presently independently accessed direct from the Highway near to the adjacent residential property – Broadgate Farmhouse, however the planning consent details the property (when developed) to be accessed via a new access to the south of the range of buildings.

TENURE

Freehold with vacant possession upon completion.

SERVICES

It is understood that mains water and electricity and available in the road, and have previously been connected at the property. However, neither the Vendor nor the Agents make any guarantees as to the availability or connections 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

Full Planning Consent was granted by South Holland District Council - Reference No. H06-0243-22 dated 26/07/22 for the development of the site. The plans included in the Planning Consent show conversion of existing barns, together with a new 'linkway', to form a substantial 3 bedroom detached property designed in a contemporary style, and also for the erection of a new detached double garage.

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

Archaeological Brief for Historic Building Recording

Geo-environmental Desk Study

Contamination Study

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 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
- Archaeological/Geo-environmental/Contamination Studies

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

SITE PLAN KEY

- Proposed building footprint
- Proposed parking
- Proposed landscaping
- Proposed access

FOR APPROVAL

SWANN EDWARDS ARCHITECTS

Proposed Main Construction:
 1st Floor: Brickwork
 2nd Floor: Brickwork
 Garage: Brickwork
 Roof: Pitched
 Windows: UPVC
 Doors: UPVC
 Ground: Tarmac
 Fencing: Brickwork
 Walls: Brickwork
 Roofs: Pitched
 Floors: Concrete
 Foundations: Concrete

WALL KEY

- Proposed building footprint
- Proposed parking
- Proposed landscaping
- Proposed access

FOR APPROVAL

SWANN EDWARDS ARCHITECTS

Proposed Main Construction:
 1st Floor: Brickwork
 2nd Floor: Brickwork
 Garage: Brickwork
 Roof: Pitched
 Windows: UPVC
 Doors: UPVC
 Ground: Tarmac
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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: **S11072(09.22)**

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 with the Agents.

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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