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RESIDENTIAL DEVELOPMENT LAND

RISEGATE ROAD, GOSBERTON RISEGATE, SPALDING, PE11 4EY

FOR SALE : GUIDE PRICE - £349,995 FREEHOLD

- Formerly the 'Duke of York' Public House Premises, located close to the centre of the village in an established residential area.
- Outline planning consent for demolition of the existing Pub buildings, and the development of the site – indicatively shown as a scheme of 8 dwellings.

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The site is situated in the village of Gosberton Risegate, located on Risegate Road, being the site of the former Duke of York Public House. A Primary School and shopping facilities are available in the nearby village of Gosberton (2 miles) and further shopping facilities and Secondary Schools are located in the nearby town of Spalding (8 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).

Gosberton Risegate lies within easy access of the A17, giving good access to Kings Lynn (40 miles) and beyond to the north Norfolk coastal resorts. It also therefore lies within 4 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 whole site form extends to approximately 2,447m², (0.60 acres), and is shown edged red on the plan included in these Particulars (for identification purposes only). At the present time the property comprises the former Pub buildings with car park and open land. The site is bounded on its south and part eastern boundaries by mature conifer trees. The buildings are available for inspection, and include a cellar area under part of the Pub.

All fittings and equipment will be removed (or may be available by separate negotiation).

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains electricity and water are currently connected to the property, and therefore are available in the road. Foul drainage is currently to private drainage system, and there is no main sewer or gas in the village. 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 South Holland District Council – Reference No: H08-0964-21 for the development of the site. The plans included in the Planning Application show the site layout as indicatively being for 4 No. terraced and 4 No Detached 3 bedroom dwellings, to be served by a Private Drive.

An IDB drain is understood to be adjacent to part of the eastern boundary, and Gosberton Footpath No 5 also runs along the east side of the site.

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 is a copy of the plan determined in the Outline Planning application. 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

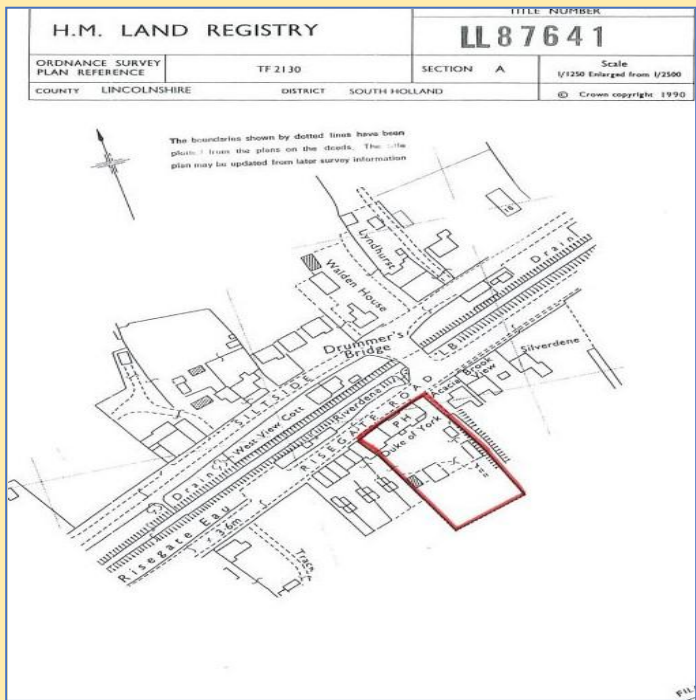
Details of the following documents are available upon request: CALL – 01775 765536 / EMAIL – commercial@longstaff.com

- Plans associated with the Planning Application
- Planning Consent
- Design and Access Statement

Plan Reproduced with permission from the
Vendors

FOR IDENTIFICATION PURPOSES ONLY

NOT TO SCALE





LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE
CALL: 01775 761161

Water:

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 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: S11075 (Sep 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 Vendors nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.

CONTACT

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