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3D View 1

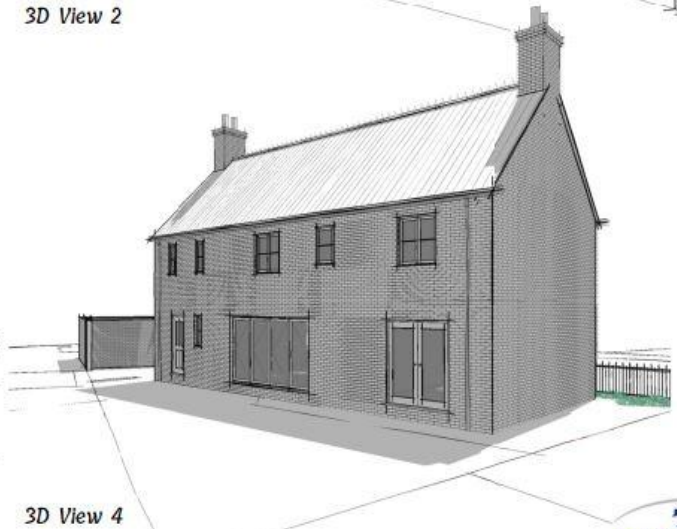


3D View 2



3D View 3

Proposed Visuals



3D View 4

Dep No

2900 / 05 rev F



**Building Plot With Foundations and Floor Slab Already Constructed**

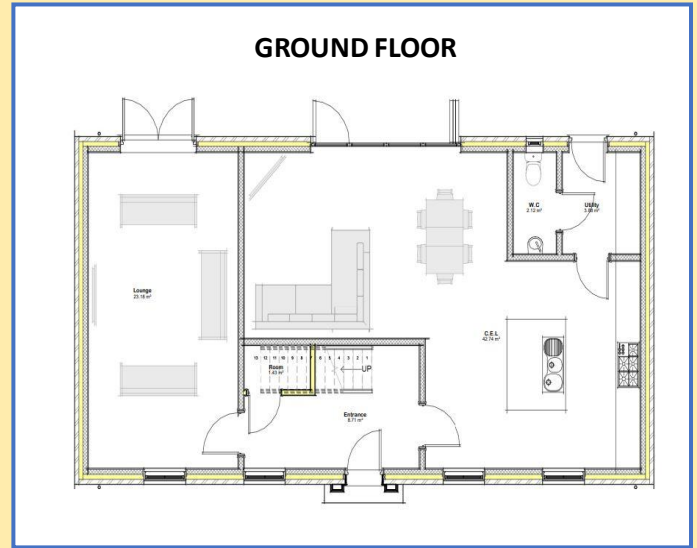
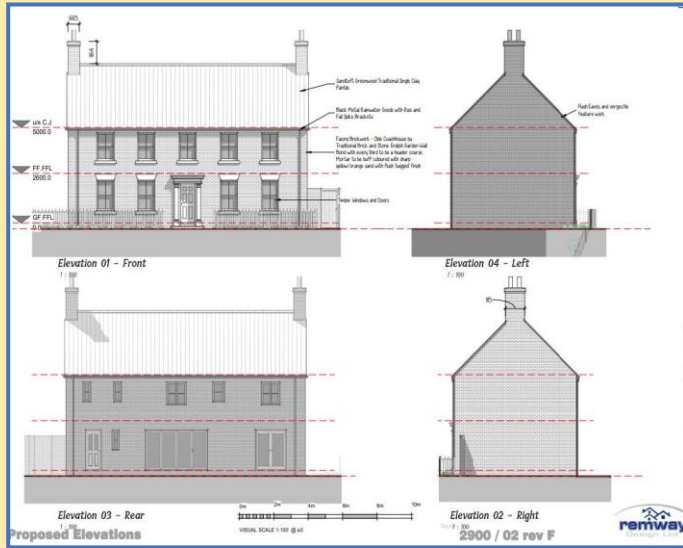
**TOWER LANE/WESTBOURNE GARDENS, SPALDING, LINCOLNSHIRE PE11 2RG**

**FOR SALE : GUIDE PRICE - £145,000 FREEHOLD**

- Rare 'Town' location Plot
- Total Site Area Approximately 375 m<sup>2</sup>
- Full Planning Consent Granted for Georgian Style 4 bedroom Detached House – with works started on site

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



## LOCATION

The plot is situated off Westbourne Gardens/Tower Lane therefore being within walking distance of Spalding town centre.

Spalding itself is a medium sized market town with a good range of shops and facilities and has good road access to Peterborough via the A16 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 plot extends to approximately 375m<sup>2</sup> and is shown edged red on the plans included in these particulars (for identification purposes only). The plot has access via Tower Lane, but also from Westbourne Gardens. Works have commenced with concrete foundations for the plot having been completed with the floor slab. All works undertaken together with surveys and warranty inspections are included in the purchase price for the plot.

## TENURE

Freehold with vacant possession upon completion.

## SERVICES

Mains electricity, gas, water and foul drainage already serve the plot. 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 plot as required.

## PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council (Ref: H16-0423-18) for the development of the plot, and the plans included in the Full Planning Consent show the plot being developed for a Georgian style 4 bedroom detached house. All conditions have been satisfied.

Inspections by the Local Authority Inspections have been undertaken and passed for all works to date. All condition compliance applications have also been approved.

Prospective purchasers' attention is drawn to the other various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions in completing the works.

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 is a copy of the plan determined on the Planning Application which shows the indicative layout for the Reserved Matters application. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161

**NOTES:**

Tower Lane runs past the site and there is a Public Footpath/Right of Way. Access to the site is from Westbourne Gardens. A right of way is to be reserved over this access from Westbourne Gardens to serve other land adjacent for all purposes including services.

**INFORMATION PACK**

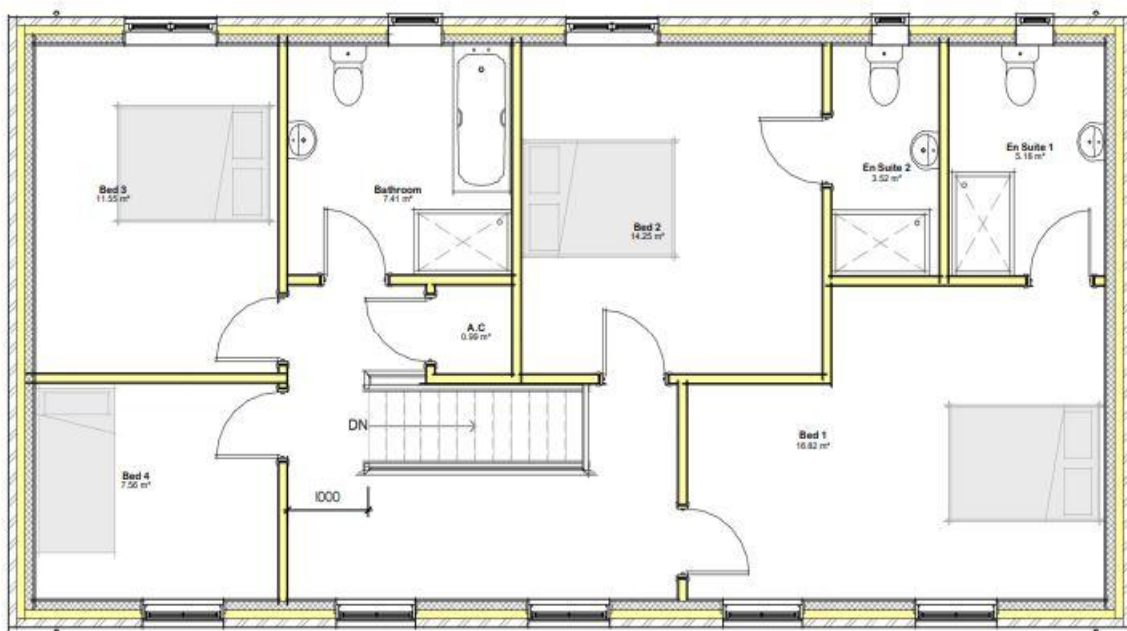
Details of the following documents are available upon request: CALL – 01775 765536

EMAIL – [commercial@longstaff.com](mailto:commercial@longstaff.com)

- Plans associated with the Planning Application
- Flood Risk Assessment

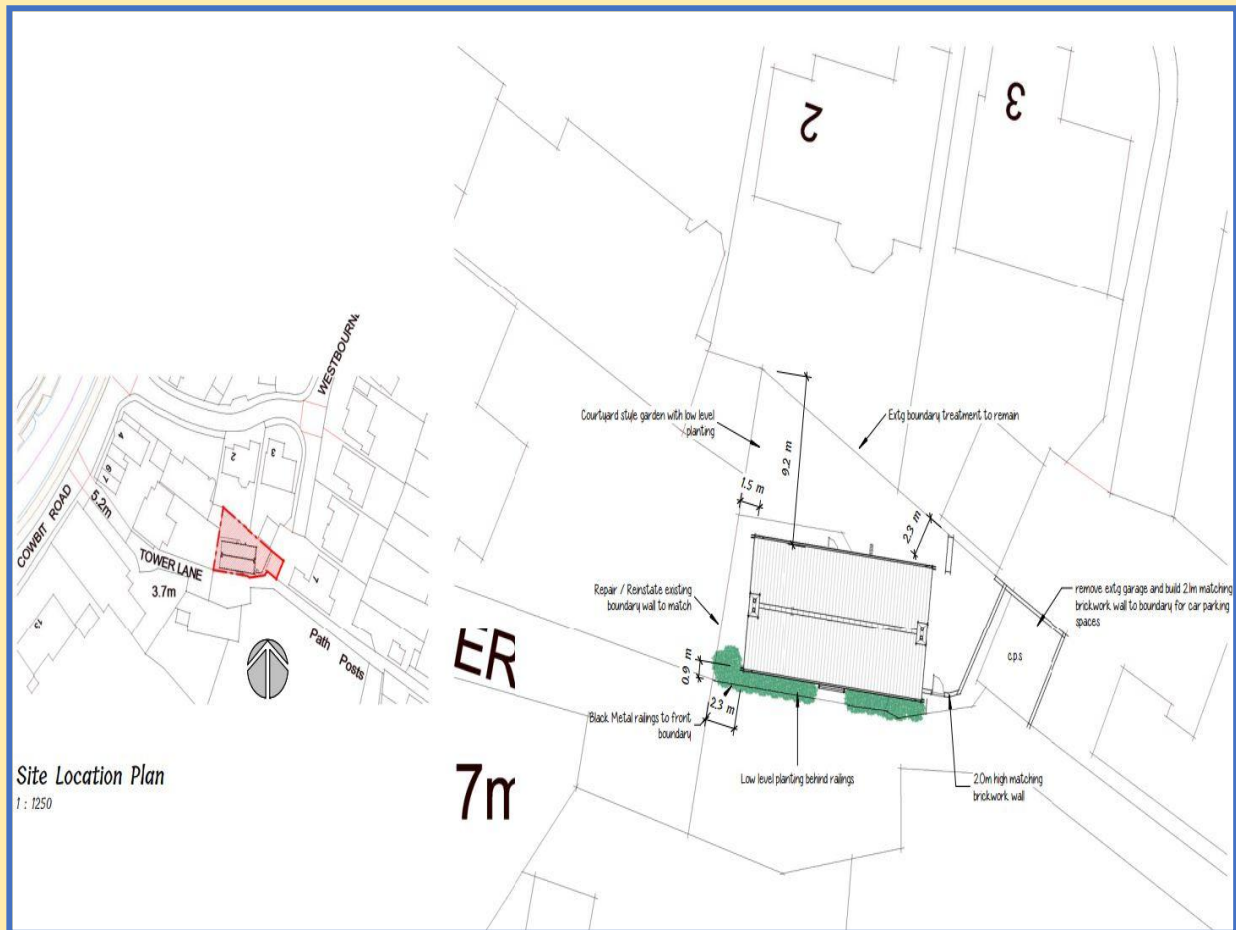
**ALL BUILDING MATERIALS PRESENTLY ON SITE, ALONG WITH THE HERAS FENCING, ARE EXCLUDED FROM THE SALE AND WILL BE REMOVED PRIOR TO COMPLETION**

Plan Reproduced with permission from the Vendors  
FOR IDENTIFICATION PURPOSES ONLY  
NOT TO SCALE



**FIRST FLOOR**

## LOCATION PLAN



### LOCAL AUTHORITIES

#### District & Planning:

South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 1EX  
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@westempower.co.uk](mailto: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: S11124/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.

### VIEWING

The property can be viewed with access from Westbourne Gardens in normal daylight hours having a copy of these Particulars to hand.

**NB: The site is uneven in part with differing ground levels 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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