

EST 1770



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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## **TWO BUILDING PLOTS WITH OUTLINE PLANNING CONSENT**

**BEST AND FINAL OFFERS BY FRIDAY 9<sup>TH</sup> JUNE AT 12 NOON**

**PLOT NUMBERS 1 & 2 - SUBJECT TO CONTRACT**

**HIGH ROAD, WESTON, SPALDING, LINCOLNSHIRE, PE12 6JU**

**FOR SALE : GUIDE PRICE - PLOT 1 - £125,000 FREEHOLD**

**GUIDE PRICE – PLOT 2 - £125,000 FREEHOLD**

- Popular Village Location with local amenities.
- Plot 1 (West) - Total Site Area Approximately 0.17 Acres (edged red on the enclosed plan)
- Plot 2 (East) – Total Site Area Approximately 0.16 Acres (edged blue on the enclosed plan)
- Plot 1 and Plot 2 each have Outline Planning Consent granted for a three-bedroom bungalow with parking.

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

**THE SITE**

An opportunity to purchase a building plot (s) each with the benefit of outline planning consent for a detached three-bedroom bungalow with parking in the popular village of Weston. The site also benefits from open, rural views.

**LOCATION**

The plots are situated on High Road, Weston which is a short distance to local amenities including a shop, Public House/Restaurant, Garden Centre, Primary School, Village Hall and Church. Weston is approximately 4.0 miles from the town of Spalding and 4.3 miles from the town of Holbeach. Both of these, provide more extensive town facilities, services and Schools. Spalding and Holbeach also provide good road access to Peterborough via the A16 with onward fast train journeys available to London King’s Cross (within 50 Minutes). Boston is also accessed via the A16 providing a range of amenities and services.

**DESCRIPTION**

Plot 1 extends to approximately 0.06 Hectares (0.17 Acres) and is shown edged red (for identification purposes only and not to scale).

Plot 2 extends to approximately 0.06 Hectares (0.16 Acres) or thereabouts shown edged blue on the plan (for identification purposes only and not to scale). The plots are accessed directly off High Road, Weston.

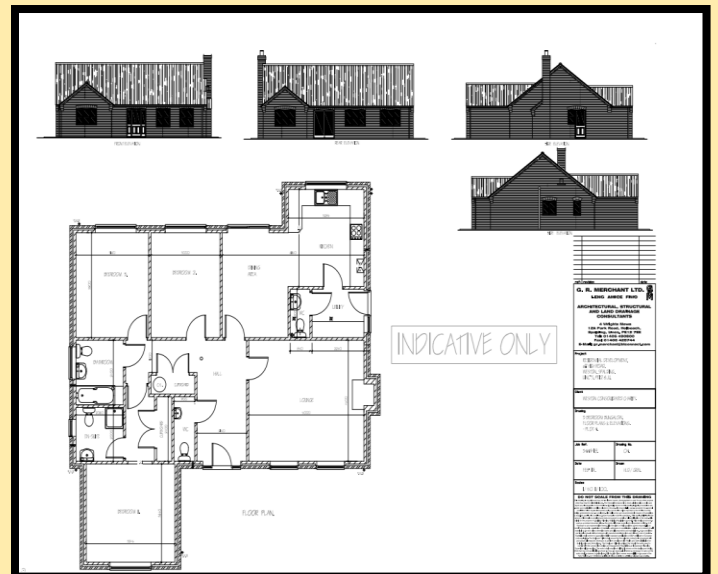
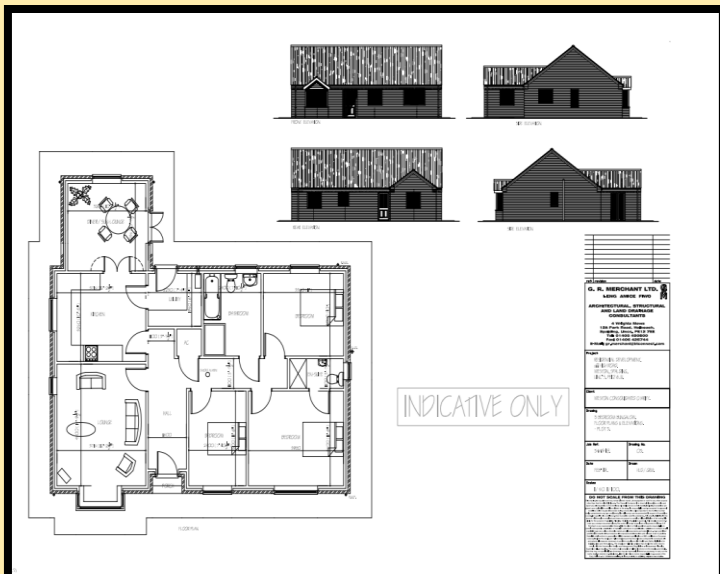
**TENURE**

Freehold with vacant possession upon completion.

**SERVICES**

It is believed that mains electricity, gas, water, and foul drainage are available in the area. 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 plot/s as required. We are informed that the drain situated to the south of the Land is maintained by the South Holland Internal Drainage Board and Permission has been consented to implement a culvert to cross the drain. However, the drain is not to be filled in entirety. Interested parties must make their own enquiries regarding this direct to South Holland Internal Drainage Board.

**PLOT 1 & PLOT 2 – OUTLINE PLANNING CONSENT PROPOSED PLANS (INDICATIVE ONLY)**



**FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE**

## PLANNING CONSIDERATIONS

Outline Planning Consent was granted by South Holland District Council (Ref: H22-0733-19) dated: 9th February 2021 for the development of the plots. The plans included in the Outline Planning Consent show both plots being developed into three-bedroom bungalows with parking. It will be the proposed purchaser's responsibility to submit a Full Planning Application/ Reserved Matters Consent within the required timeframe. It will be the responsibility of any interested Parties to investigate the conditions, timescales and requirements associated with the development of the Plot/s. Further details are available from the Vendor's Agent.

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 Outline Planning Consent Application. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161  
<https://planning.sholland.gov.uk/OcellaWeb/showDocuments?reference=H22-0733-19&module=pl>

## MEASUREMENTS

The information on the Outline Planning Consent Plans states the proposed Site areas to be as follows:

**Plot 1** – 23m x 30m (approx.) – Extending to 0.068 Hectares (0.17 Acres) or thereabouts – EDGED RED

**Plot 2** – 21m X 30m (approx.) – Extending to 0.064 Hectares (0.16 Acres) or thereabouts – EDGED BLUE

Interested parties must verify any necessary details including the site measurements prior to any commitment to purchase.

## INFORMATION PACK

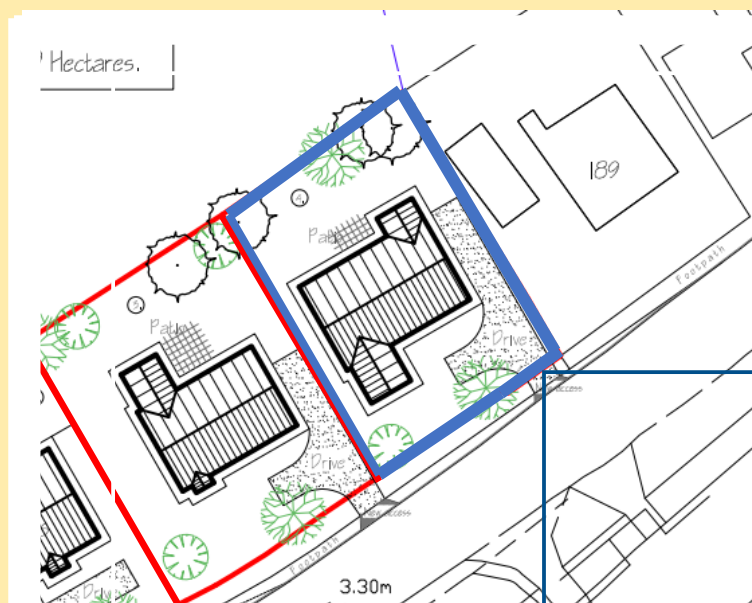
Details of the following documents are available upon request: CALL – 01775 765536 EMAIL – [richardstart@longstaff.com](mailto:richardstart@longstaff.com)

- Plans associated with the Planning Application

The Land will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these particular's or not. It is the potential purchaser's responsibility to investigate the availability of the above, this will be at the cost of the potential purchaser. Any payments for wayleaves, rights of way, easements and disturbance offered to and/or agreed by the seller prior to the completion of the sale of the land are to be retained by the sellers in totality.

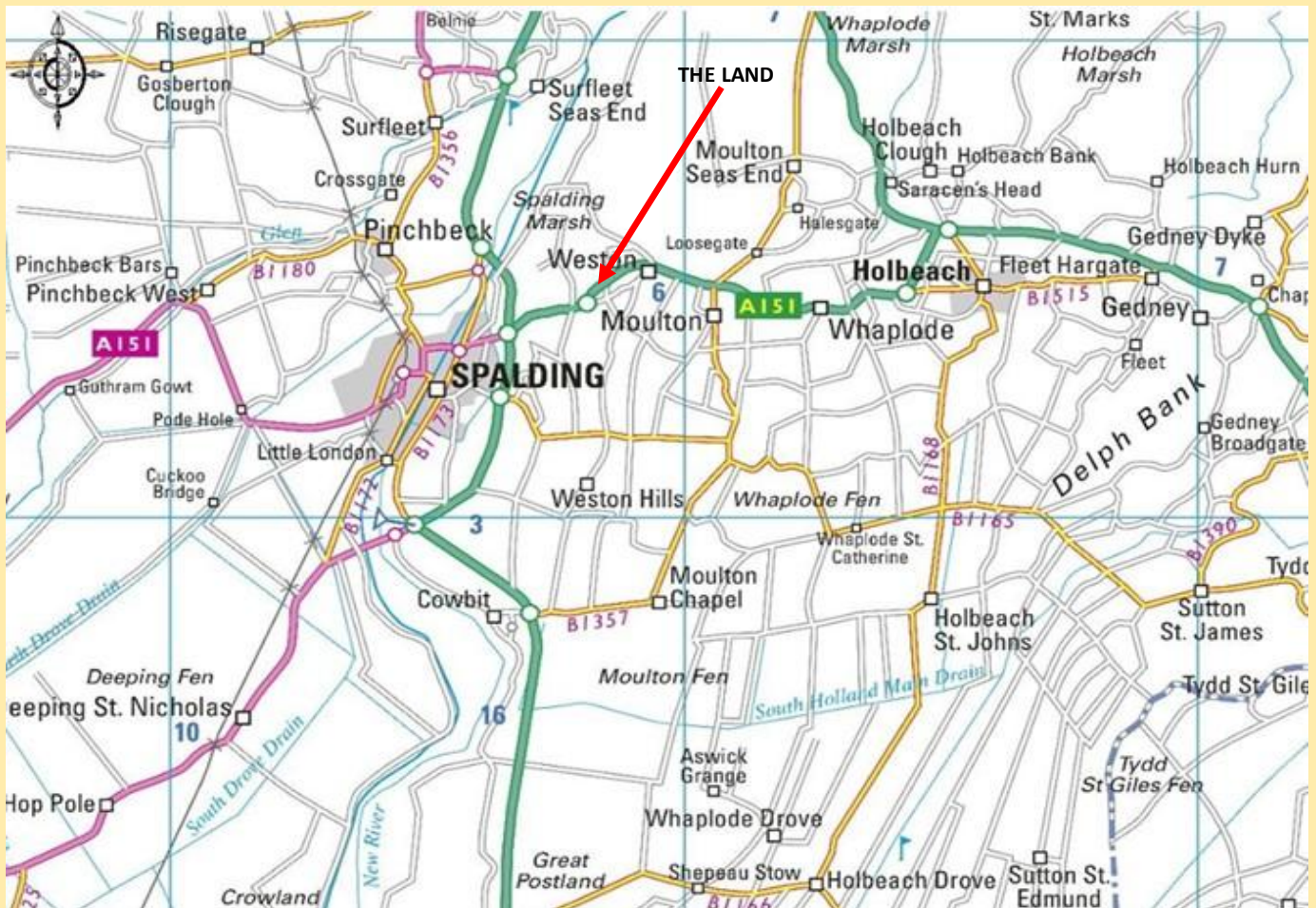
## METHOD OF SALE:

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start on 01775 766 766.



**FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE**

## 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

#### Internal Drainage Board:

South Holland Internal Drainage Board, Foxes Low Road, Holbeach, PE12 7PA  
CALL: 01406 424933

### 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: S11201**

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 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

R. Longstaff & Co., 5 New Road, Spalding, Lincolnshire PE11 1BS  
T: 01775 765536

E: [richardstarr@longstaff.com](mailto:richardstarr@longstaff.com)

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