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Rear Aerial View

FOR IDENTIFICATION PURPOSES ONLY



Residential Development Site, Spalding Road, Pinchbeck, PE11 3UE

FOR SALE - Guide Price £595,000 Freehold

- Site with Full Planning Consent for 5 Dwellings
- Located Mid-Way between Pinchbeck and Spalding
 - Site Approximately 0.89 acres (0.36 Ha)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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

LOCATION

The site is situated in a very pleasant location at Spalding Road, Pinchbeck, being about ¾ mile from the village of Pinchbeck and 1½ miles to the town centre of Spalding. Pinchbeck itself offers a range of village stores, Primary School, Church and Public Houses. Further shopping and extensive facilities are available in the nearby town of Spalding, as well as Secondary Schools and train station.

It also lies within half a mile of the A16, and therefore within 14 miles of Boston and 20 miles from Peterborough. Onward access to the A17 is within six miles drive providing good access to Kings Lynn and beyond to the north Norfolk coastal resorts. The A16 Spalding Bypass provides easy access to Peterborough with its onwards fast train journeys to London's Kings Cross (within about 50 minutes). Spalding station also connects to Peterborough to the south and Sleaford, Lincoln and Doncaster to the north.

DESCRIPTION

The total area of the site extends to approximately 0.89 Acres (0.36 Hectares) and is shown contained within these particulars edged red (excluding the land edged green). It comprises the site of the former Glen Farrow premises. The site has access over a joint made-up roadway from Spalding Road used in common by the site and others. Adjacent sites have recently been developed for residential dwellings.

0.89 Acres (0.36 Hectares)

Outline Consent for 5 dwellings

TENURE

The site is offered for sale freehold, with vacant possession upon completion.

SERVICES

Mains electricity, gas, BT and water connections have already been brought to the site/site boundary. A main foul sewer passes close to the site entrance with existing manhole connections making for ease of connection thereto (subject to Anglian Water Group's consent). A plan showing the run of the main sewer is included in these Particulars for information purposes.

Neither the Vendors nor their 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 cost of providing all necessary services as required. The purchaser will be responsible for all costs associated with the provision of such services.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council under Reference Nos: H14-0633-21 dated 14 December 2021 for the development of the site. The plans for the Planning Consent show a layout for 5 dwellings with garages, off a shared driveway. Discharge of all consent conditions has yet to be made, including an Archaeological Study. The development is required to have a 'private' refuse/recycling collection service, when brought into use.

It should be noted that previous planning consents have been granted for 7 No. dwellings and 9 No. dwellings, full details available on SHDC Planning website, and therefore an expectation exists that Planners could give favourable consideration to changes to the density of the current development proposed, should an application be made. Interested parties are advised to make their own enquiries to the Local Planning Authority in this respect.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consents. The costs of fulfilling all planning conditions are the responsibility of the purchaser. A copy of the formal Planning Consents are available from the Council's website: www.sholland.gov.uk or from the Agent's Spalding Office together with other documents associated with the planning applications.

Any queries in respect of planning should be addressed direct to:
South Holland District Council - Planning Department - Call: 01775 761161 / Email: info@sholland.gov.uk

Geotechnical surveys have already been undertaken.

For the avoidance of doubt, please note that any stored materials, portacabins etc. which may be on site are not included within the sale. Some materials may be available For Sale under separate negotiation.

FENCING

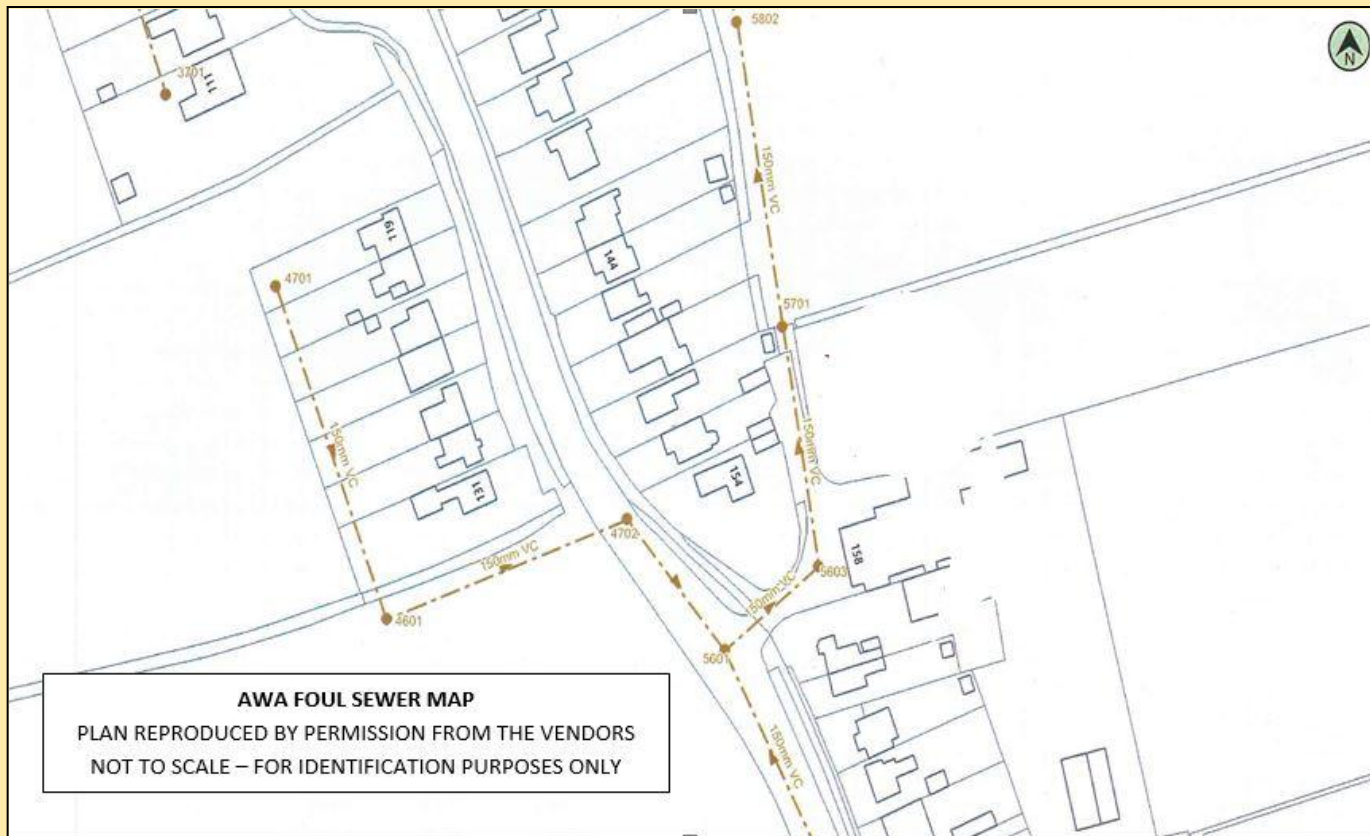
The rear (east) boundary is in line with the majority of the close board fencing erected at the rear of properties on Palgrave Way.

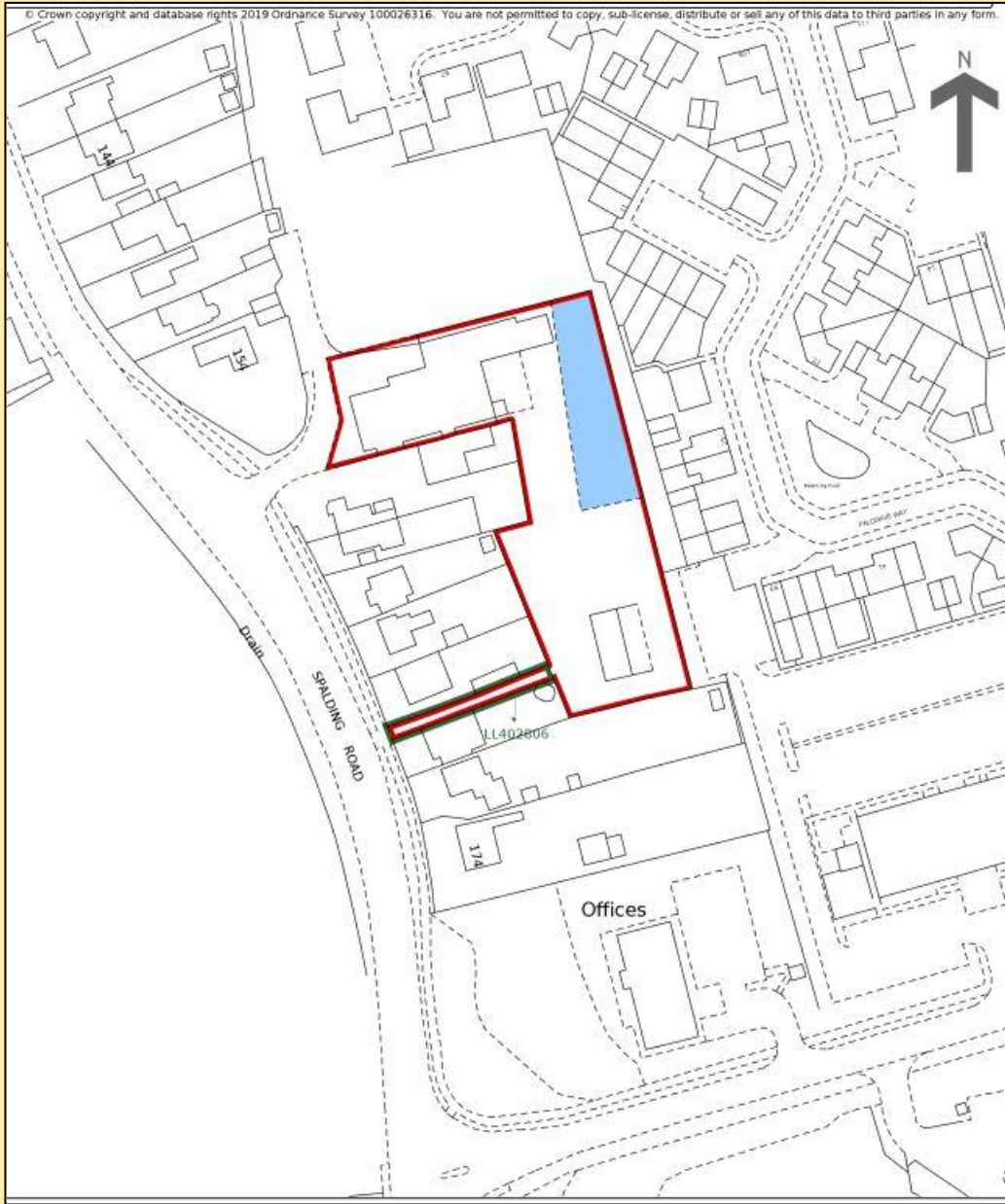
ACCESS

Access to the site is from Spalding Road and is shown on the indicative layout plan accompanying the planning documents.

CONSTRUCTION

Under the terms of the Planning Consent, the properties to be built are to be no lower than 500mm above existing coverage ground level.







PROPOSED SITE VISUALS



PROPOSED SITE VISUALS



G/街Y1 #



G/街Y1 #C



G/街Y1 #G

GENERAL INFORMATION

VIEWING

By appointment only. Contact R Longstaff & Co LLP
Tel: 01775 765536 Email: commercial@longstaff.com.

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.

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.

REFERENCE

S11211/August '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.

ADDRESS

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

CONTACT

Telephone: 01775 765536
Email: commercial@longstaff.com
Website: www.longstaff.com

LOCAL AUTHORITIES AND SERVICE PROVIDERS

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:

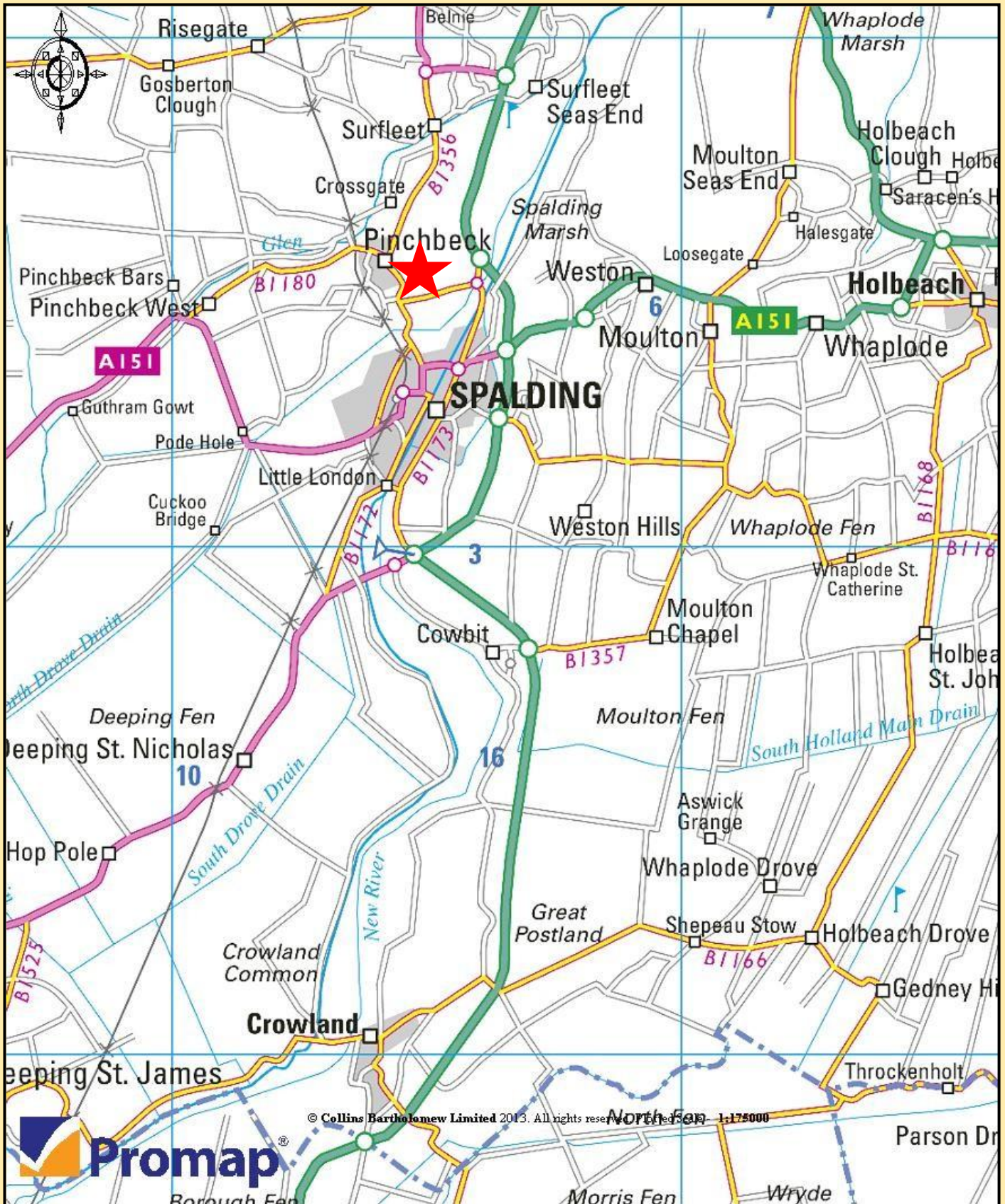
Lincolnshire County Council, Council Offices, Newland, Lincoln. LN1 1YL
CALL: 01522 552222

Electricity:

National Grid – New Supplies
Customer Application Team, Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

Gas:

Cadent Gas – www.cadentgas.com
Email: wecare@cadentgas.com
CALL: 0345 835 111



LOCATION PLAN – NOT TO SCALE