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RESIDENTIAL DEVELOPMENT LAND : 01775 765536 www.longstaff.com



FOR SALE - RESIDENTIAL DEVELOPMENT OPPORTUNITY

with the benefit of outline Planning Consent

THE OLD POST OFFICE

110-112 Barrier Bank, Cowbit, Spalding, Lincolnshire, PE12 6AQ

- Total Area Approximately 2.6 Acres (1.05 Hectares)
- Outline Planning Consent for 7 Units (on 0.8 Acres – 0.32 Hectares)
- Very attractive location, close to the historical centre of the village and its amenities.
- Only 4 miles from nearby Spalding and 14 miles from Peterborough

Guide Price - £450,000 for the Whole - Subject to Contract

SPALDING 01775 766 766

GRANTHAM 01476 565 371

BOURNE 01778 420 406

LOCATION & DESCRIPTION

The property is located close to the historical centre of the village of Cowbit, lying only 3 miles south of Spalding and with easy access via the A16 or Barrier Bank. The property has for many years been owned by the Higham Family and historically it was the village Post Office, General Stores, Petrol Filling Station and a separate cobbler's shop in the 1920's and 1930's. At present it comprises a detached 3 Bedroom house which would require very extensive refurbishment if it was to be retained, together with a semi-detached former cottage which will require demolition to facilitate the proposed new development.

The Land runs to the rear of the house with gardens, paddock and former farm/livestock buildings.

The offering of this property provides an opportunity to create an attractive and individually designed development of residential properties in a very convenient and attractive location. The property is available with the benefit of vacant possession and extends in total to about 2.6 Acres (1.05 Hectares) including the part having the benefit of consent plus the Paddock areas to the rear.

PLANNING MATTERS

Outline Planning Consent was granted by South Holland District Council under Application Reference No: H01/0571/22 dated 28th October 2022. The present consent limits the development to not more than 7 dwellings. There are also a number of important conditions which interested parties should research as part of their enquiry process. A copy of the Outline Consent and the original Application can be forwarded upon request. The area of the property being the subject of the Outline Consent extends to about 0.8 Acres (0.32 Hectares).

It should be noted that the immediate left-hand boundary on viewing the site from the public highway does not quite align on the ground with that shown on the indicative outline planning consent plan. Interested parties should be aware of this as part of their enquiry process together with the site of the original petrol storage tanks just inside the front right-hand boundary. We are advised that these were filled with sand in the 1970's. There is also a public sewer main running across the property which is shown (very approximately and for indicative purposes only) with a dotted brown line on the plan attached to these particulars. Interested parties should research details on these as part of their pre-offer process.

It should be noted that the Outline Planning Consent obtained relates to part of the site – the rear paddocks were not included in that application/consent.

UPLIFT / CLAWBACK PROVISION

Notwithstanding that the present outline consent limits the development to 7 No. units on part of the property, should the number of developed properties exceed 7 No. in total on any part of the property now being offered for sale, this will be covered by an uplift/clawback provision to be inserted in the sales documentation reflecting that any increase in the numbers above 7 No. will be subject to such provision for a period of 25 years and at the rate of 35% of the increase in value, consequent to the additional unit numbers being consented/built.

TENURE

The property has the benefit of freehold tenure.

POSSESSION

It is offered with the benefit of vacant possession upon completion.

REGISTERED TITLES

The land is registered under LL378230 & LL378231 - Copies of the Registered Titles and the plans are available from the Selling Agent upon request.

SERVICES

Whilst not presently connected, the house was previously connected to mains electricity and water. Drainage is to a private system immediately to the rear of the house. There is no mains gas connected.

Interested parties must make their own specific enquiries with the relevant service providers to obtain the necessary information with regard to servicing a new development including the proximity of services, the availability of capacity and the cost/practicality of connection.

RETENTION

It should be noted that the electric AGA in the kitchen and the former Royal Mail Post Box in the front of the house, together with a concrete water trough will be retained by the vendors. These will be removed prior to completion.

VAT

The vendors have not elected to waive the exemption to tax (opt to tax) and therefore, VAT will not be chargeable in addition to the purchase price.

GUIDE PRICE

£450,000 (Four Hundred and Fifty Thousand Pounds) - Subject to Contract.

VIEWING

On-site viewing is by prior appointment only. Interested parties must contact the Residential Development Land Department of Messrs R Longstaff & Co LLP on Tel: 01775 765536 or Email: commercial@longstaff.com to make the necessary prior appointment.

Note: ALL PARTIES ENTERING ANY PART OF THE PROPERTY DO SO ENTIRELY AT THEIR OWN RISK AND NEITHER THE VENDORS NOR THEIR AGENTS WILL ACCEPT ANY LIABILITY FOR DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF BEING ON THE PROPERTY. PLEASE TAKE ALL APPROPRIATE PRECAUTIONS WHEN VISITING THE PROPERTY TO ENSURE YOUR OWN SAFETY.

LOCAL AUTHORITIES & SERVICE PROVIDERS

District & Planning:

South Holland District Council
Priory Road, Spalding, Lincolnshire, 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@westempower.co.uk
CALL: 0121 623 9007

Internal Drainage Board:

South Holland Internal Drainage Board, Marsh Reeves, Foxes Low Road, Holbeach, Spalding, PE12 7PA. CALL: 01553 819 600



DETAILS OF THE PROPERTY

110/112 Barrier Bank, Cowbit, Spalding, PE12 6AQ

A detached brick and slate-built house providing the following accommodation.

GROUND FLOOR (former Post Office/shop) 4m x 4.82m plus bay.

Living room 3.94m x 4.2m plus bay

Kitchen No 1 (left hand side) 3.13m x 3.14m

Rear Hall 3.13m x 1.54m

Door under staircase leading to basement cellar.

Original Kitchen No. 2 (right hand side) 3.12m x 2.99m with original Range.

Rear Entrance/Conservatory 1.35m x 3.70m

Staircase to first floor Landing.

FIRST FLOOR

Landing

Bedroom 1 (SW) - 3.94m x 4.85m

Bedroom 2 (NW) – 3.96m x 4.21m

Bedroom 3 (SE) – 3.16m x 3.91m

2nd Landing with Airing Cupboard off and leading to...

Bathroom with bath and wash handbasin – 1.72m x 1.54m

Separate WC with low level suite



OUTSIDE

Range comprising former Wash House – 3.11m x 2.44m with copper and further Store to rear.

Nissen Shaped Building – 6.66m x 4.94m gross internal measurements.

Old timber and corrugated iron shed frame.

2 Small Poultry House

Grassed gardens leading to paddock at rear plus a range of former livestock buildings.

Former semi-detached cottage - Please note that the roof of this has been removed and if it is to be demolished in due course, interested parties should make their own specific enquiries with the relevant authorities as to the necessary consents and to consider Party Wall Procedures, bearing in mind that it is presently built up to/attached to a neighbouring residential property and therefore will need careful consideration/liaison with that property owner well in advance of any action on site.

AREAS

The total area of the property extends to approximately 2.6 acres (1.05 Hectares)

Interested parties must carry out their own on-site survey to verify these areas. They are provided for general guidance purposes only and should not be relied upon.

Items available for forwarding to interested parties upon request from our Residential Development Land Department on 01775 765536 commercial@longstaff.com

- 1. Original Planning Application.**
- 2. Outline Planning Consent under reference H01/0517/22.**
- 3. Copies of the Registered Titles.**
- 4. Copies of the Registered Title Plans.**

BOUNDARIES

The Vendors' Agents have additional information with regard to what the vendors' understanding is regarding ownership etc. for the relevant boundary features. Such information is available upon request.





ENERGY PERFORMANCE CERTIFICATE:

No Energy Performance Certificate (EPC) has been obtained as it is anticipated that the properties will be demolished as part of a redevelopment scheme.

OUTGOINGS:

Council Tax:

For 110 Barrier Bank, Cowbit, Spalding, Lincs, PE12 6AQ – **Council Tax Band B**

Land Drainage Rates:

These are presently paid annually to the South Holland Internal Drainage Board.

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. The particulars have been updated and the photographs re-taken in April 2024.

Ref: S11241

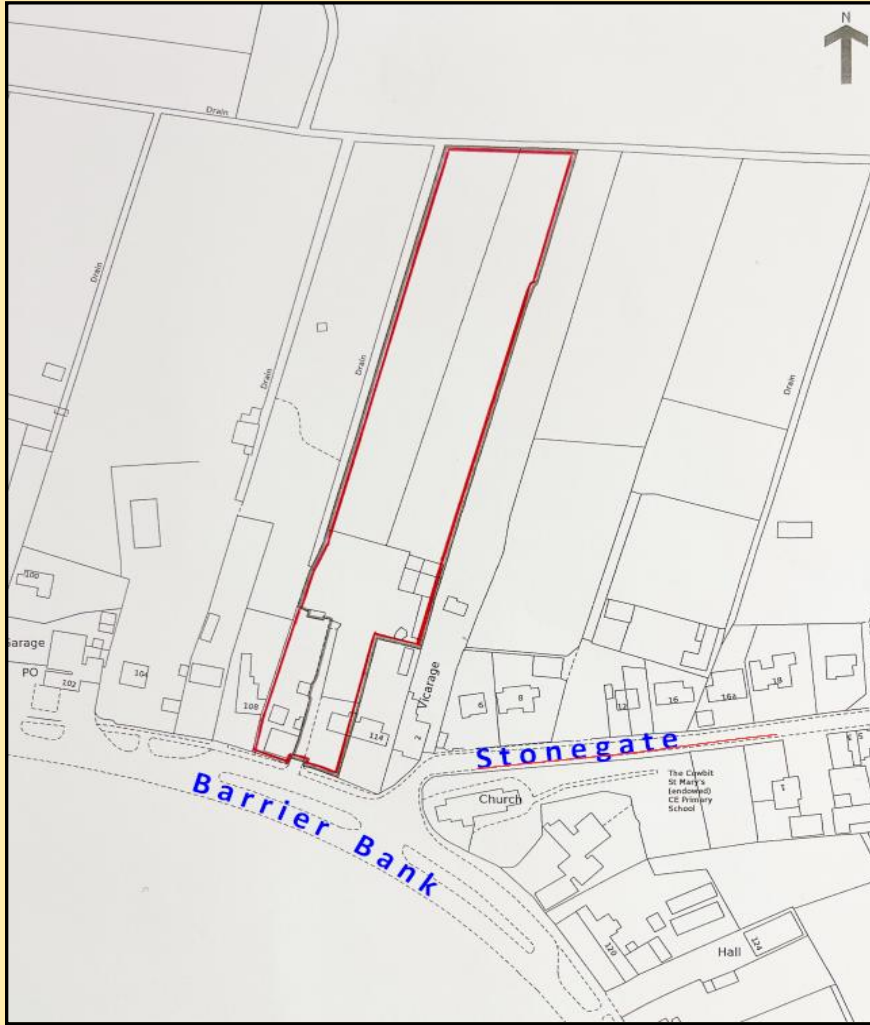
These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.

CONTACT

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

T: 01775 765536 E: commercial@longstaff.com www.longstaff.com

FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE



OUTLINE PLANNING APPLICATION SITE PLAN

