





### **LOCATION**

The plot is located off The Raceground, in the Little London/Spalding Common area of Spalding. It lies to the west side of the Railway crossing, and adjacent to the Spalding to Peterborough line.

Little London has a General Stores, Builders merchants, Fish and chip shop, Petrol Station and Public House, and Spalding town centre is just under 1.5 miles away and offers a full range of shopping, banking, leisure, commercial, educational and medical facilities along with bus and railway stations (Peterborough 30 minutes by train). The cathedral city of Peterborough is 18 miles to the south of the property and has a fast train link with London's Kings Cross minimum journey time 48 minutes.

### **GENERAL INFORMATION**

This 'established' plot has a 14m frontage and continues round to the rear of the neighbouring property providing an 'L' shaped plot. The boundaries are marked with white posts. Mains gas, water and electricity are understood to be available in the road, but no mains drainage, and there will be a requirement for a new private drainage system to serve the plot.

### **DIRECTIONS**

From Spalding centre proceed in a southerly direction along the west bank of the River Welland along London Road continue without deviation to the T junction opposite the BP Service Station turning right into Little London. Proceed, then take a right hand turning (on the sharp left hand bend) into The Raceground, over the level crossing follow the left hand fork, and the plot is between the first and second Bungalows on the left hand side.

### **PLANNING CONSIDERATIONS**

Outline Planning Consent was granted by South Holland District Council - Reference No: H16-1019-23 on 15<sup>th</sup> January 2024, for a detached Bungalow only. Indicative plans drawn up show the building footprint could provide either a 3 bedroom Bungalow with integral garage, or alternatively as a 3 bedroom bungalow with study. A copy of the formal Planning Consent is available from the Council's website - [www.sholland.gov.uk](http://www.sholland.gov.uk) - or is available from the Agent's Spalding Office. Included in these Particulars are copies of the plans prepared by the Vendor which show the potential alternative designs of a property. The plot offered for sale is only part of the Land Registry Title.



**NOTES :**

**The purchaser of the plot will be responsible for:**

- 1. Erecting new 1.8m high concrete post and close board fences between Mortimer and the plot, between the plot and Beaulor, and to the boundary at the rear of the retained land behind Beaulor.**
- 2. All costs of site clearance, and for the costs of removal of any trees on the adjacent properties that are agreed to be removed to facilitate the new build.**
- 3. All costs of new services/connections and for clarifying the availability of all services.**
- 4. Compliance with all Planning Conditions, and for all costs associated thereto.**
- 5. Re-routing the French drain which runs within the south west corner of the plot**

Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161 EMAIL: [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)

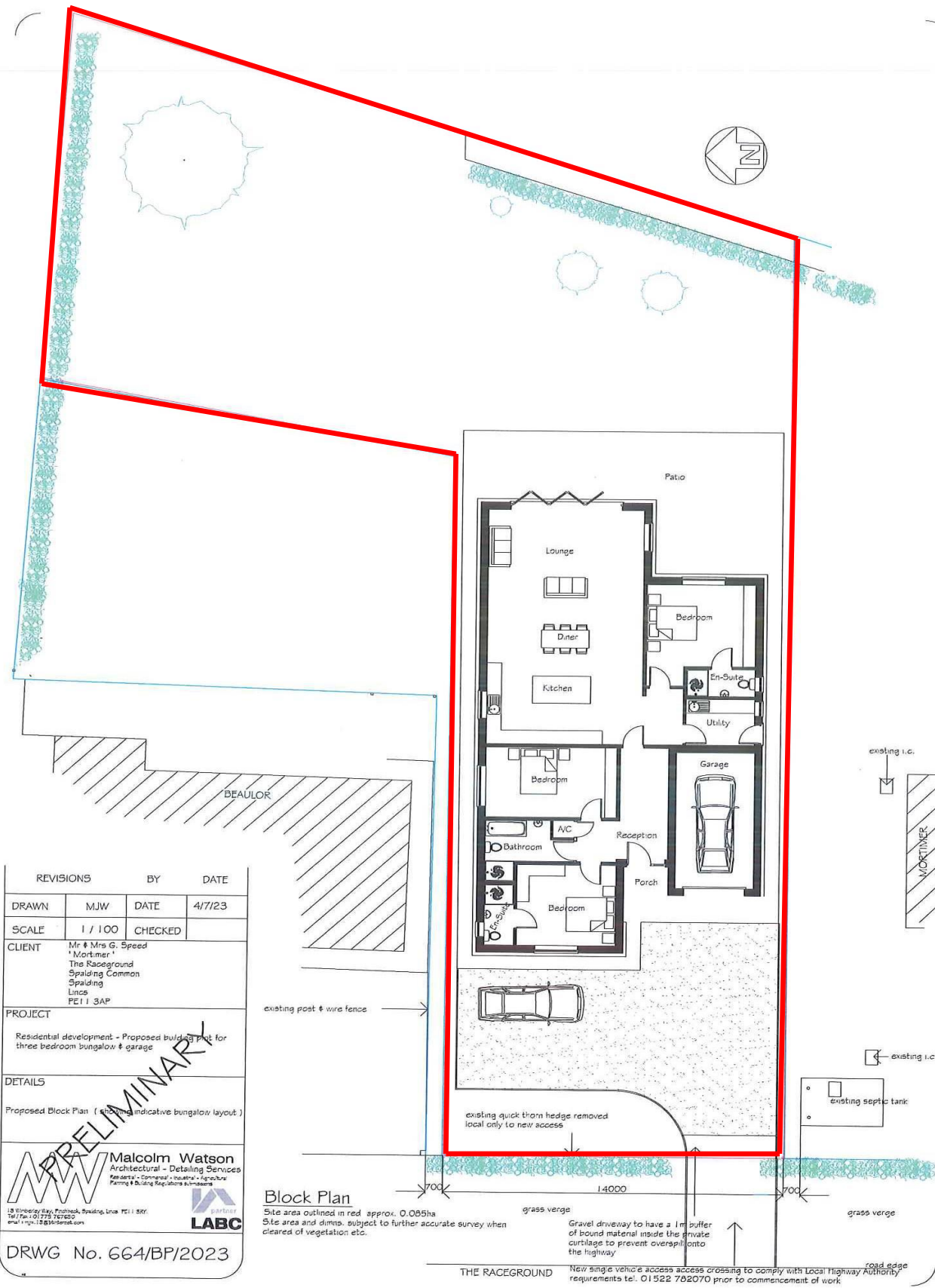
**The neighbouring property, Mortimer, photo below - is also currently for sale through our Agency with a Guide Price of £194,950 as a separate listing.**











REVISIONS		BY	DATE
DRAWN	MJW	DATE	4/7/23
SCALE	1 / 100	CHECKED	
CLIENT	Mr & Mrs G. Speed 'Mortimer' The Raceground Spalding Common Spalding Lincs PE11 3AP		
PROJECT	Residential development - Proposed building plot for three bedroom bungalow & garage		
DETAILS	Proposed Block Plan (shading indicative bungalow layout)		
<small>18 Vineyard Way, Frambeck, Spalding, Lincs PE11 3BP Tel / Fax +44 (0) 1775 767620 email: info@malcolmwatson.com</small>			
DRWG No. 664/BP/2023			

**Block Plan**  
 Site area outlined in red approx. 0.065ha  
 Site area and dims. subject to further accurate survey when cleared of vegetation etc.

existing post & wire fence

existing quick thorn hedge removed local only to new access

grass verge

Gravel driveway to have a 1m buffer of bound material inside the private curtilage to prevent overspill onto the highway

existing i.c.

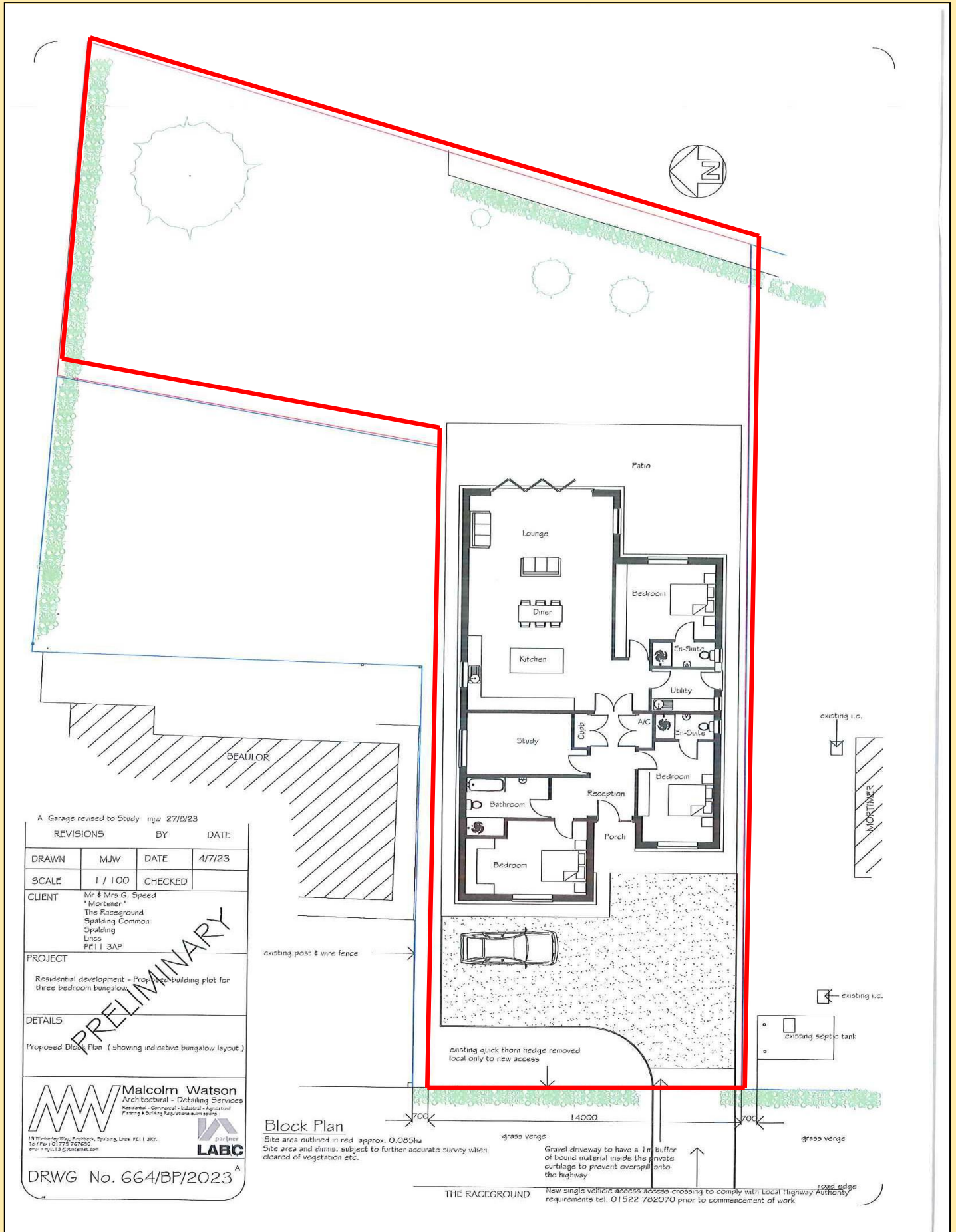
existing i.c.

existing septic tank

road edge

New single vehicle access crossing to comply with Local Highway Authority requirements tel: 01522 782070 prior to commencement of work

ILLUSTRATIVE LAYOUT 1



A Garage revised to Study mjw 27/8/23

REVISIONS		BY	DATE
DRAWN	MJW	DATE	4/7/23
SCALE	1 / 100	CHECKED	
CLIENT	Mr & Mrs G. Speed 'Mortimer' The Raceground Spalding Common Spalding Lincs PE11 3AP		

**PROJECT**  
Residential development - Proposed building plot for three bedroom bungalow.

**DETAILS**  
Proposed Block Plan (showing indicative bungalow layout)

**Malcolm Watson**  
Architectural - Detailing Services  
Residential - Commercial - Industrial - Agricultural  
Planning & Building Regulations submissions

13 Winkley Way, Frodoke, Spalding, Lincs PE11 3RF.  
Tel/Fax 01775 747450  
email mjw@1350studios.com

partner  
**LABC**

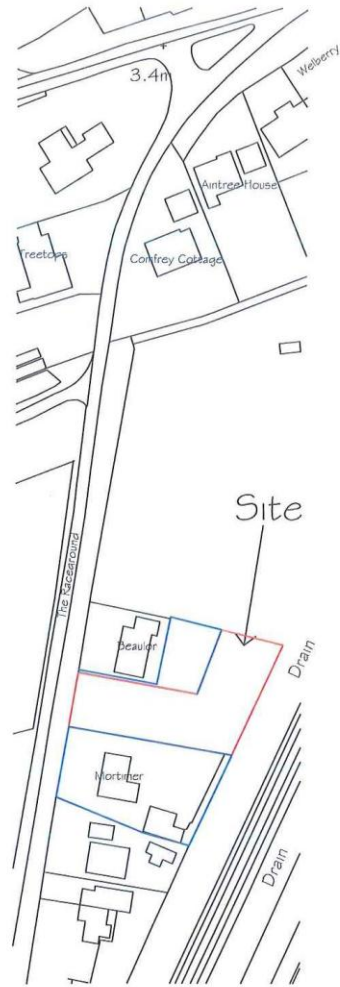
DRWG No. 664/BP/2023<sup>A</sup>

existing post & wire fence

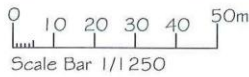
**Block Plan**  
Site area outlined in red approx. 0.065ha  
Site area and dims. subject to further accurate survey when cleared of vegetation etc.

Gravel driveway to have a 1m buffer of bound material inside the private curtilage to prevent overspill onto the highway

New single vehicle access access crossing to comply with Local Highway Authority requirements tel. 01522 782070 prior to commencement of work



Location Plan



A - Outline planning application submitted mjw 12/11/23

REVISIONS		BY	DATE
DRAWN	MJW	DATE	12/9/23
SCALE	As Shown	CHECKED	
CLIENT			
PROJECT Residential development - Proposed building plot for bungalow between Mortimer and Beaulor, The raceground, Spalding Common, Spalding, Lincs. PE11 3AP			
DETAILS		Location Plan	
		DRWG No. 664/LP/2023 <sup>A</sup>	

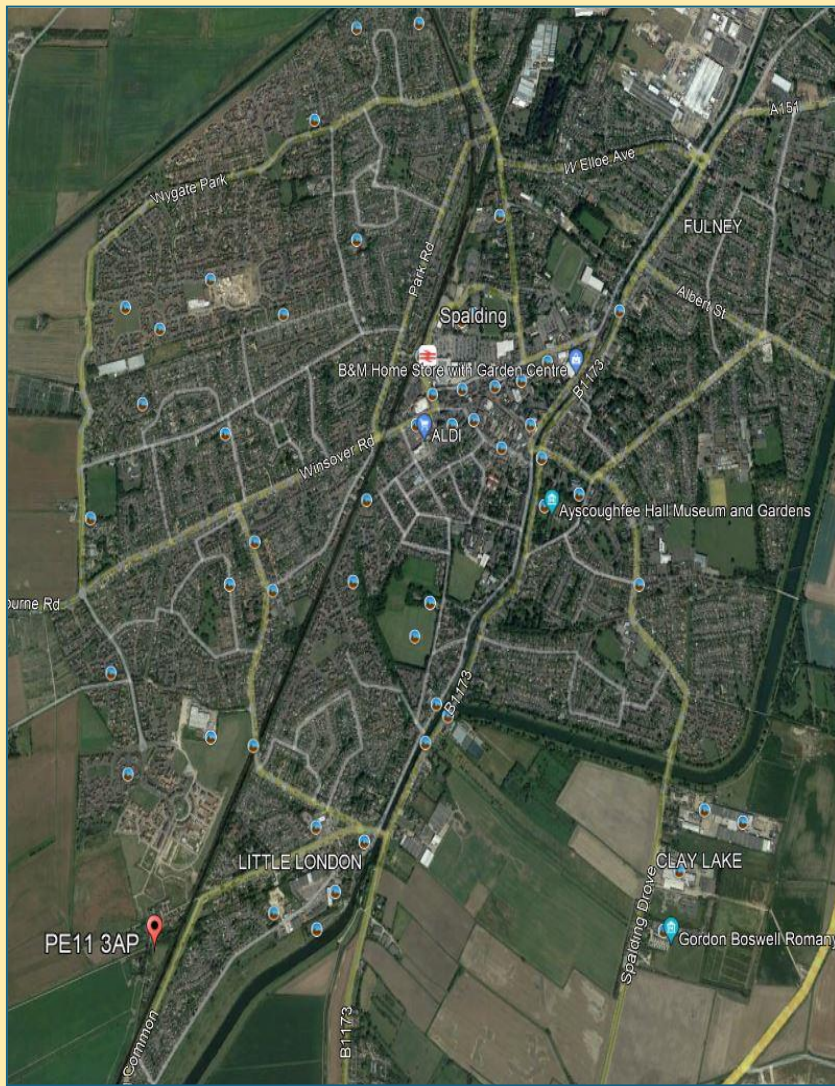


**Malcolm Watson**  
 architectural - detailing services  
 Residential - Commercial - Industrial - Agricultural  
 Planning & Building Regulations Submissions

13 Wimberley Way, Finchbeck, Spalding, Lincs. PE11 3RY.  
 Tel / Fax : 01775 767650  
 email : mjw.13@btinternet.com







**TENURE** Freehold with vacant possession

**SERVICES** Mains electricity, gas and water are believed to be available in the locality. However, proposed purchasers must check the availability by making their own enquiries with the relevant Utility providers. There is telephone/broadband.

**LOCAL AUTHORITIES**

South Holland District Council 01775 761161  
 Anglian Water Services Ltd. 0800 919155  
 Lincolnshire County Council 01522 552222

**PARTICULARS CONTENT**

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

**Ref:** S11322/ January 2024

**ADDRESS**

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

**CONTACT**

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