

EST 1770



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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



RESIDENTIAL DEVELOPMENT OPPORTUNITY

The Bell, 33 Church Street, Pinchbeck, Spalding, PE11 3UB

FOR SALE: Guide Price £950,000 Freehold

- Residential Development Opportunity of former Public House premises situated in a popular village location
- Full Planning Permission granted for conversion of existing building into five flats and further development for nine detached bungalows to the rear
 - Total Site Area Approximately 5,944 m² (1.47 acres)

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406



LOCATION

The property is situated in the village of Pinchbeck and is within walking distance of all the village shops, Doctors Surgery, St. Mary's Village Church, Public House and Primary school. Pinchbeck itself is only 2 miles from the main town of Spalding, with further extensive shopping facilities, Primary and Secondary Schools, Bus and Train Stations, giving access to London via Peterborough Train Station.

DESCRIPTION

The whole site extends to approximately 5,944 m² (1.47 acres) and is shown edged red on the Land Registry Title plan included in these Particulars (for identification purposes only). The full planning consent is for the former Public House building to be converted to 5 No. flats and 9 No. detached Bungalows erected on the land to the rear.

TENURE

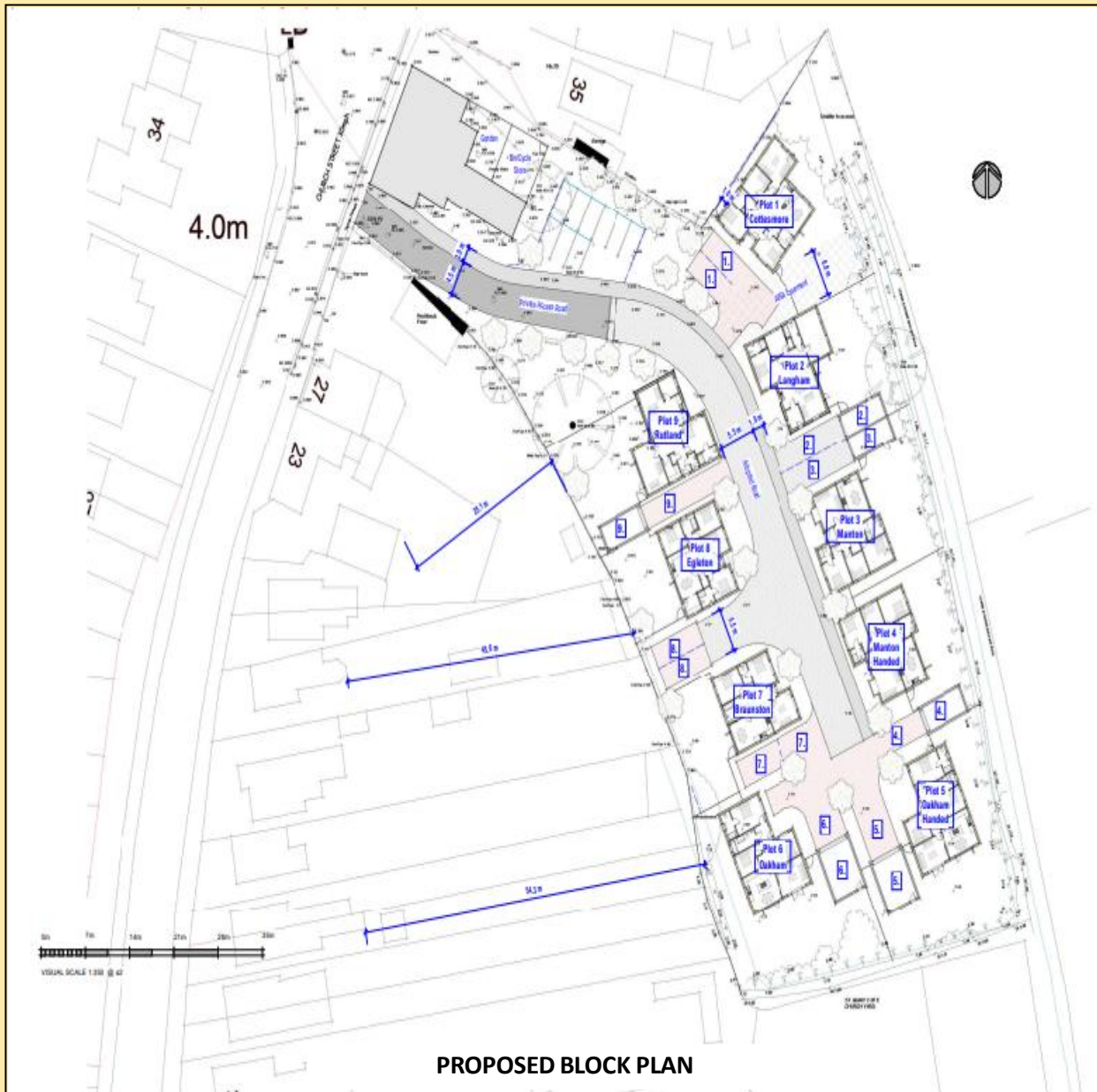
Freehold with vacant possession upon completion.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council – Reference H14-0219-22 dated 6th April 2023. The Planning Consent is granted subject to a Section 106 Agreement, which includes 'Affordable Housing'. The purchaser will be required to comply with all the Conditions of the granted Planning Consent and will be responsible for all costs in connection with doing so.

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

Copies of the planning documents are available from the Agent's Spalding Office or alternatively a copy can be downloaded from South Holland District Council's website at www.sholland.gov.uk.



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

INFORMATION PACK

Details of the following documents are available upon request:
 CALL – 01775 765536 / EMAIL – commercial@longstaff.com

- Plans associated with the Planning Application
- Planning Consent
- Design and Access Statement

H.M. LAND REGISTRY		TITLE NUMBER LL88168
ORDNANCE SURVEY PLAN REFERENCE	TF2425	Scale 1/2500
COUNTY LINCOLNSHIRE	DISTRICT SOUTH HOLLAND	© Crown copyright



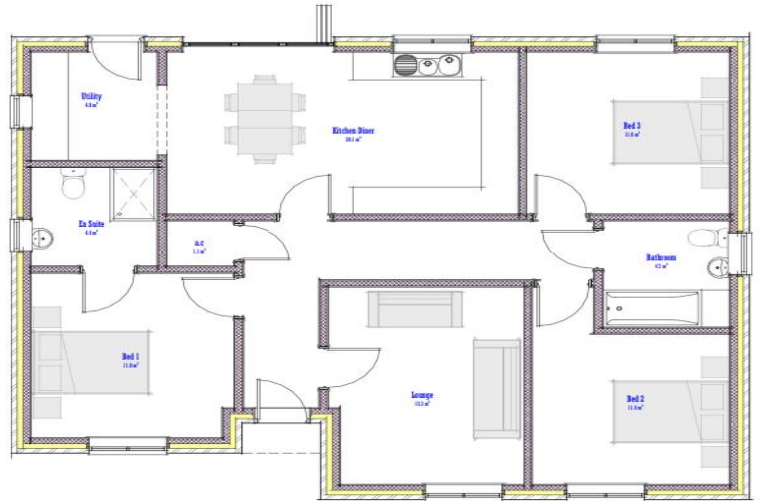
This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 10 October 2023 at 11:43:43. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Kingston upon Hull Office.

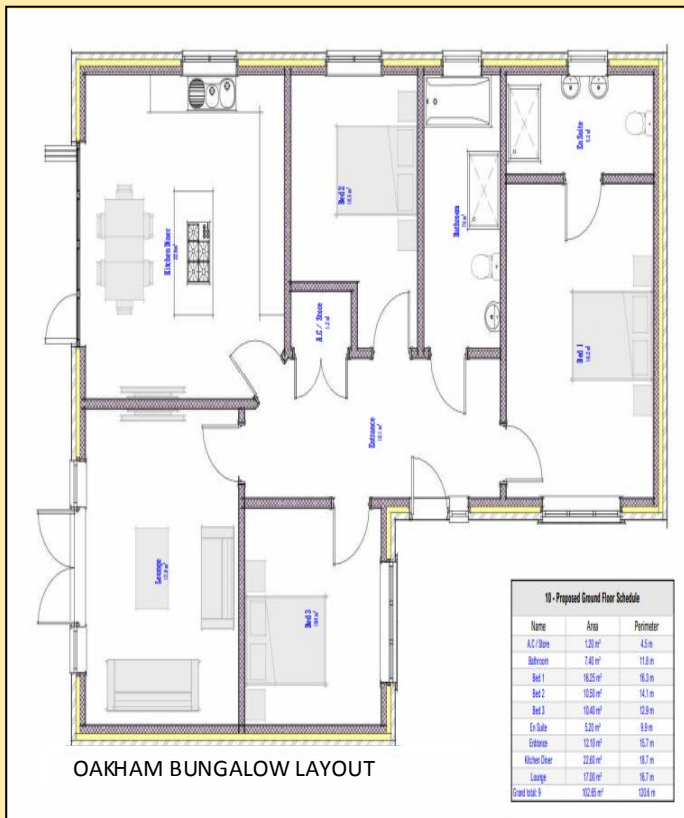
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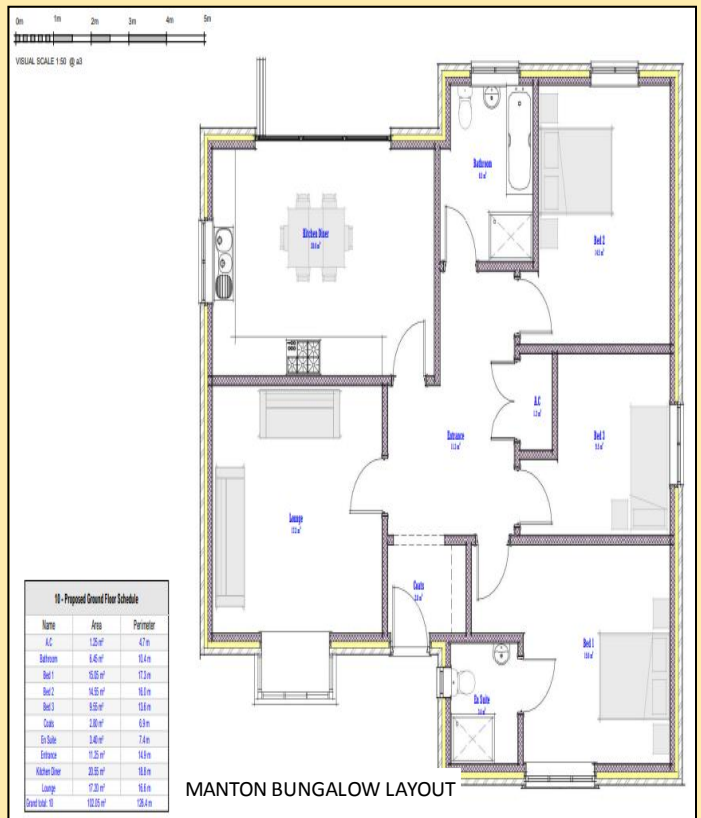
RUTLAND BUNGALOW LAYOUT



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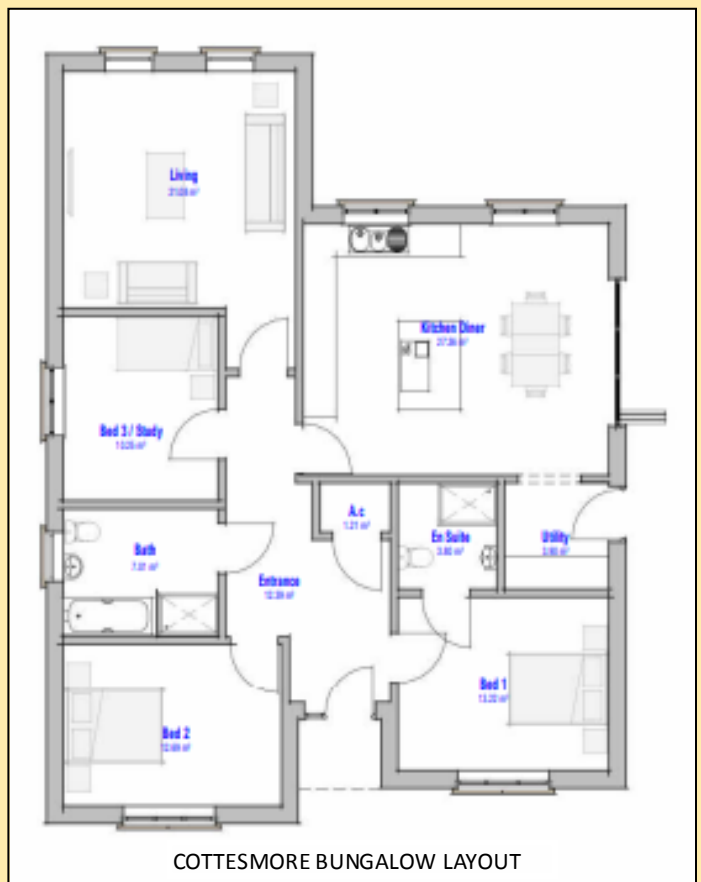
OAKHAM BUNGLOW LAYOUT



MANTON BUNGLOW LAYOUT



LANGHAM BUNGLOW LAYOUT



COTTESMORE BUNGLOW LAYOUT

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SERVICES

We understand that all mains services are currently connected to the property. However 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 availability, practicality and cost of providing all necessary services to the site as required.

VIEWING ARRANGEMENTS

Strictly by prior appointment with the Vendors' Agents. 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.

Please contact the Commercial Department of R Longstaff & Co LLP to arrange an appointment -
Telephone: 01775 765536 or Email: commercial@longstaff.com

LOCAL AUTHORITIES

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, County Offices, Newland, Lincoln, LN1 1YL
CALL: 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.

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. In any case, we suggest you contact us to check the availability of this property prior to travelling to the area.

Ref: S11333 (October 2023)

ADDRESS

R. Longstaff & Co. LLP 5 New Road, Spalding, Lincolnshire, PE11 1BS - Tel 01775 765536
Email commercial@longstaff.com

CONTRACTOR TO TAKE NOTE: All existing and proposed dimensions are to be checked on site and any discrepancies to be notified immediately. Commencement of works on site will be deemed as all dimensions have been checked. Due to areas of the structure being covered, unexposed or otherwise inaccessible the existing / proposed dimensions / notes / specifications of existing materials are subject to confirmation of site when it is feasible to expose the relevant areas of construction. All material schedules are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials. Remway Design accepts no responsibility for the



Plan 01 - Ground
1:100

- Preliminary Schedule of Conservation Works.**
- Paintwork to principal elevation and gables to be removed using a proprietary chemical poultice. Exposed brickwork to be brushed clean by hand with a stiff brush. Any repointing required to be carried out using a matching lime mortar.
 - Carefully demolish the side entrance porch and lower section of enclosed staircase. Make good all exposed surfaces. Carefully salvage pantries and facing bricks for on-site repairs.
 - Carefully strip pantries and slates for reuse. Replace battens with treated softwood. The use of salvaged pantries is to be prioritised for the principal Church Street elevation and the slates for the south elevation of the rear projecting range. Any shortfall to be made up with materials matching in every respect, to the satisfaction of the local planning authority.
 - Insertion of 2 over 2" timber, sliding sashes to rear projection to match existing, complete with slimline double glazing.



Plan 02 - First
1:100

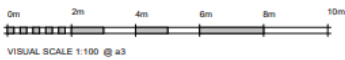
Proposed Layouts

3170 - EB06 rev B



The Bell Inn | Pinchbeck

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Elevation 01 - Front
1:100

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 - Carefully demolish the side entrance porch and lower section of enclosed staircase. Make good all exposed surfaces. Carefully salvage pantries and facing bricks for on-site repairs.
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 - Insertion of 2 over 2" timber, sliding sashes to rear projection to match existing, complete with slimline double glazing.



Elevation 02 - Right
1:100

Proposed Elevations

3170 - EB04 rev B



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