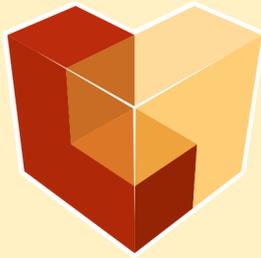


EST 1770



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Building Plot with Full Planning Consent for 2 No. Five Bedroom Houses with Double garages Oxcroft Bank, Shepeau Stow, Whaplode Drove, Lincs PE12 0TY

FOR SALE Guide Price £225,000

- Frontage land with new shared access
- Established residential area with open field views to front
- Close to Shepeau Stow Primary School
- Plot area approximately 775m²

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LOCATION

The land is situated approximately 1km from the Oxcroft Bank/Drove Road junction at Shepeau Stow, being therefore within walking distance of the Primary School. Oxcroft Bank is close to the A16, which then provides good access to Peterborough and onward fast train journeys are available to London Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the North.

DESCRIPTION

The site extends to approximately 775m². The whole area is shown edged red on the attached plan included in these Particulars (for identification purposes only). The site is broadly rectangular in shape and has an approximate frontage of 33m, and a maximum depth of 25m from the back edge of the frontage dyke.

At the present time the land comprises part of the site of Carters Farmyard. A new shared access will be required to be formed to Oxcroft Bank to serve the plots, including culverting the front dyke.

NOTES:

- Rights for services to the Vendor's retained land to the rear are reserved.
- The purchaser will be responsible for the costs of removing the concrete pad on site.
- The purchaser will be responsible for the costs of removal of any remaining trees/stumps on the dyke bank.
- The adjacent roadway serves to provide access to the vendor's retained land at the rear and adjacent residential properties.
- A Planning application has been submitted to develop the barns on the land at the rear of the subject plot, for 4 further dwellings – reference H23-1132-23.

Full Planning Consent was granted by South Holland District Council - Reference No: H23-0407-23 on 10 October 2023, showing the land developed for two No. 5 bedroom detached houses with integral double garages. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties. The plots being sold herewith are narrower than the planning application plan shows by 0.5m to allow for a 4.1m access to serve the land at the rear.

NB : There are a number of pre-commencement conditions attached to the planning cases and the purchaser will be responsible for compliance with all these and all other planning conditions, and for all costs associated thereto.

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

TENURE Freehold

PARTICULARS CONTENT

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Viewings are by appointment with a copy of particulars to hand. We make every effort to produce accurate and reliable details but if there are any 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: S11373/v2 Feb 24

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