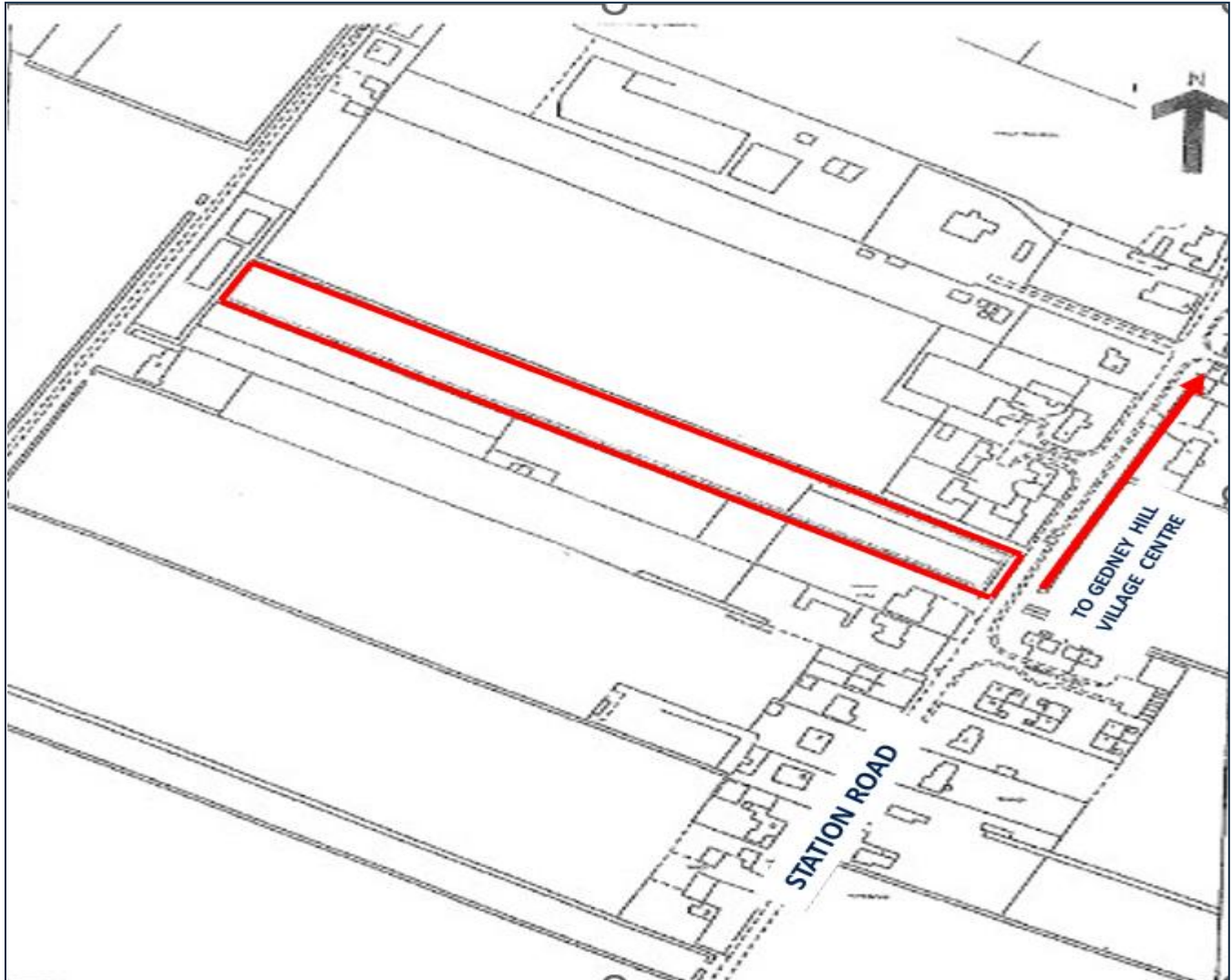


EST 1770



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SPALDING DEVELOPMENT/AMENITY : 01775 765536 www.longstaff.com



Building Plot and Land, Station Road, Gedney Hill, Spalding, South Lincolnshire, PE12 0NP

FOR SALE : Guide Price £125,000 - £135,000 Freehold

- Outline Planning Consent for a single building plot on the frontage
 - Plot area approximately 853m²
 - Total site area about 1.88 Acres (0.59 Ha)
 - Close to Village Location
- Opportunity for a Combined Residential/Amenity Use
 - Vacant Possession upon Completion

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

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



LOCATION

The land is situated on the west side of Station Road a short distance south of the centre of Gedney Hill, a thriving Fenland village community with good local facilities including parish church, primary school, village stores offering a wide selection of services including sub-Post Office and an excellent village hall.

Gedney Hill lies in the South Lincolnshire Fens just north of the border with Cambridgeshire and within easy travelling distance of the nearby towns of Spalding, Holbeach, Long Sutton and Wisbech and to the south-west, the expansion city of Peterborough where main line rail connections are available on the East Coast to Edinburgh to the north and London to the south.

DESCRIPTION

The property comprises a rectangular shaped parcel of land (1.88 acres) with the benefit of Outline Planning Consent for a single dwelling on the front part of the site. It is bounded to the east with Station Road, to the south with a private dyke, to the west and north sides with a drain falling within the responsibility of the South Holland Internal Drainage Board (see below).

PLANNING PERMISSION

Outline Planning Consent was granted by the South Holland District Council for residential development on land off Station Road, Gedney Hill, Spalding, the date of the consent being 25th January 2022 under Planning Application Reference No. H07-1222-21. The Consent is subject to a number of conditions. A copy of the Consent can be viewed and/or downloaded from the South Holland District Council website, and interested parties are strongly recommended to study the Planning Consent prior to making any offer for the land. The Consent is valid until 24th January 2025. A hard copy is available from the Agents upon request.

SOUTH HOLLAND INTERNAL DRAINAGE BOARD – BYELAWS AND 9 METRE EASEMENT

The attention of interested parties is drawn to the above reference to the drains on the north and west sides which fall within the responsibility of the South Holland Internal Drainage Board and that includes their Byelaws for cleansing and maintenance and to avoid any permanent above ground structures within 9 metres of the brink.

Full details of these Byelaws can be obtained by contacting the Board direct.

TENURE

The tenure of the land is Freehold – it will be available in vacant possession upon completion.

UPLIFT/CLAWBACK PROVISION

The vendor or her successor in title will retain the benefit of an Uplift/Clawback Provision in connection with the sale of the property for a period of 15 years from the date of completion and in respect of 30% of any uplift in value that is attributable following change of use/grant of planning consent of the property for any additional residential unit(s). This will not include a permitted annexe extension which could be built and must be attached to the original dwelling and only be occupied by a dependant or relative of the then owner. The trigger for such payment would be implementation of a planning consent, a change of use to the property other than for private residential, horticultural, agricultural or private equestrian use, or the sale of the property with the benefit of such consent.

REGISTERED TITLE

The land is registered with HM Land Registry under Title No. LL363914.

SERVICES

Interested parties must make their own specific enquiries with relevant service providers as to the availability, practicality of connection and cost thereof for all services that may be required, and if available.

DRAINAGE RATES

These are presently payable annually to the South Holland I.D.B.

INFORMATION PACK

Details of the following documents are available upon request – please call 01775 765536 or email commercial@longstaff.com.

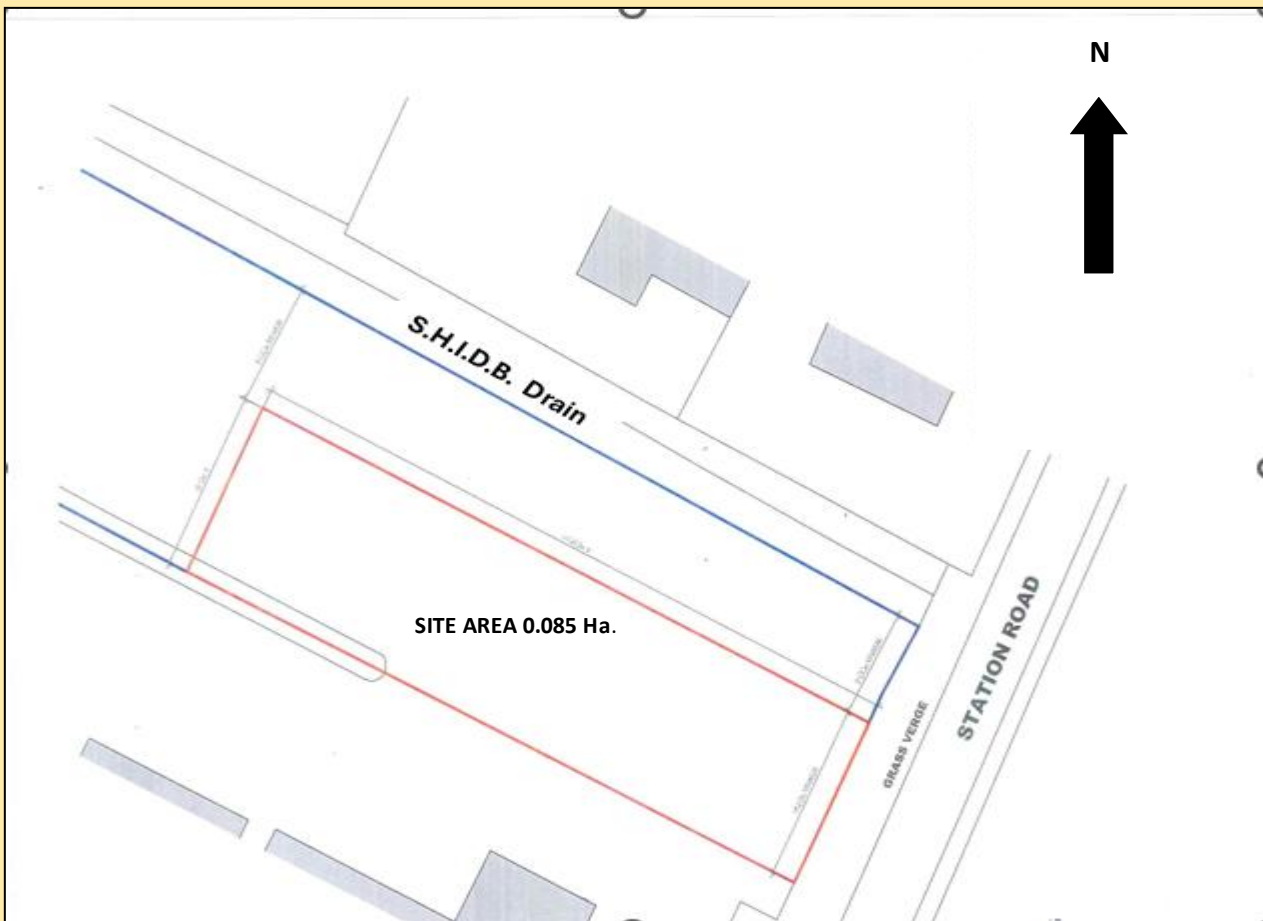
1. Plans associated with the Planning Application
2. A copy of the Planning Consent

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, 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
Internal Drainage Board:	South Holland I.D.B., Marsh Reeves, Foxes Low Road, Holbeach, Spalding, PE12 7PA. CALL: 01406 421708

VIEWING

The property can be viewed at any reasonable time during daylight hours with a copy of these particulars to hand. Please note that the site is uneven in part and all those inspecting do so entirely at their own risk. Neither the Vendor nor the Agents accept any liability of responsibility for damage to persons or property by virtue of viewing the land.



PLAN FOR IDENTIFICATION PURPOSES – NOT TO SCALE

TENURE Freehold

PARTICULARS CONTENT

R. Longstaff & Co LLP, their dlients and any joint agents assume no responsibility for any sta tement that may be made in these particula rs. These particula rs do not form part of any offer or contract and must not be relied upon as sta tements 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 dient or otherwise. Any areas, measurements or distances are approximate, and are quoted in metric to the nearest 0.1 of a metre on a wall to wall basis, any imperial measurements are in brackets. 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, and purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11340 (Feb 24)

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.

ADDRESS

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CONTACT

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PARTICULARS AND PHOTOGRAPHS

These were prepared in February 2024 – photographs were taken in September 2023.

