



For Sale– Residential Development Site off Spalding Road, Deeping St James, Lincolnshire, PE6 8NJ

- Residential Development land
- Site extends to 0.11 Hectares (0.28 Acres) Approximately
- Planning Permission Granted for Six Dwellings
- Superb Edge of Town Location

Location

The Residential development site is located approximately one mile east of Market Deeping and nine miles north of Peterborough. The site extends to 0.11 Hectares (0.28 Acres) approximately. The postcode for the property is PE6 8NJ.

Planning

Outline Planning Permission was granted by South Kesteven District Council on 31st May 2023 for the erection of up to six dwellings and associated access, including new access point for No. 36, 36A and 38 Spalding Road, following demolition of existing agricultural access (access for approval only all other matters reserved). Planning Reference S22/2243.

Services

Mains water and electricity are connected to the property.

Exchange and Completion

Exchange of Contracts is expected within 20 working days of the Buyer's Solicitors receiving the draft Contract from the Seller's Solicitor with completion by agreement thereafter. A 10% deposit is payable on exchange of Contracts.

Easements, Rights of Way and Wayleaves

The land is sold subject to and with the benefit of all existing rights whether public or private, whether or not they are referred to in these details.

VAT

VAT is not payable.

Boundaries

The Buyer shall be deemed to have full knowledge of all the boundaries and neither the Seller nor the joint Selling Agent's will be responsible for defining either the boundaries or their ownership.

Viewings

Viewings will be permitted only by appointment with the Joint Selling Agent's, as detailed below.

Anti Money Laundering

The Buyer will be required to provide proof of identity and address to the joint Selling Agent's once an offer is submitted and prior to Solicitors being instructed, in accordance with the Proceeds of Crime Act 2002 and The Money Laundering and Terrorist (Amendment) Regulations 2019.

Joint Selling Agent's

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB

Tel: 07852 282716 or 07931 336767

Stephen Knipe and Co, 1A Abbey Road, Bourne, Lincolnshire, PE10 9EF Tel: 01778 421900