



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

**Guide Price - £400,000**

- Residential Development Land
- Site extends to 0.11 Hectares (0.27 Acres) approximately
- Planning Permission granted for Four Dwellings
- Superb Edge of Town Location
- EPC Band F

## 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 (0.27 Acres) approximately. The postcode for the property is PE6 8NJ. What3words: differ.nobody.competing

## Planning

Outline Planning Permission was granted by South Kesteven District Council on 10<sup>th</sup> November 2023 for the erection of up to four dwellings following demolition of 38 Spalding Road, Deeping St James, Lincolnshire, PE6 8NJ. Planning Reference S23/2069.

## Services

Mains water and electricity are connected to the property.

## Exchange and Completion

Exchange of Contracts is expected within 30 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 Selling Agent will be responsible for defining either the boundaries or their ownership.

## Viewings

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

## Anti Money Laundering

The Buyer will be required to provide proof of identity and address to the Selling Agent 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.

## Selling Agent

Elizabeth Allen Land Agents Limited, Cradge Farm, Langtoft Fen, Lincolnshire PE6 9QB  
Tel: 07852 282716 or [laura@ealandagents.co.uk](mailto:laura@ealandagents.co.uk)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             | 32 F    |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

