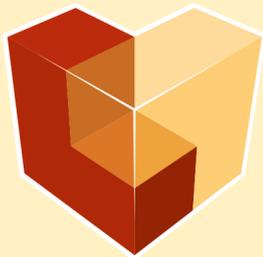


EST 1770



# Longstaff<sup>.COM</sup>

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)



## Former Garage site and surplus land Bakers Yard, Gosberton, Spalding, PE11 4EQ

**FOR SALE - Offers in Excess of £150,000 Freehold**

- Site within established residential area in Gosberton
  - Site Area: 1,696m<sup>2</sup>
- Pre Planning advice for Residential development obtained

SPALDING 01775 766766

BOURNE 01778 420406



## LOCATION

The site is situated off Bakers Yard, Belchmire Lane at Gosberton, being therefore close to the village shops, Primary School and village amenities. Gosberton lies 6 miles north west of the Market town of Spalding which has further shopping and leisure facilities and Secondary Schools. Spalding lies 16 miles via A16 to Peterborough, which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

Bakers Yard is a private road.

## DESCRIPTION

The site is an area of former Local Authority owned garages and land which has become surplus to requirements and is offered for sale with vacant possession on completion, with the purchaser being responsible for the costs of removal of any buildings remaining on the garage site.

The site lies behind 26 and 28 Belchmire Lane, and is adjacent to Local Authority housing off Godfrey Avenue (as mix of houses and bungalows). It is accessed from the private road, Bakers Yard.

The area of the garage block and land is 1,696m<sup>2</sup> overall. There are number of timber garages sited on the area at present, with mainly grass surrounds, but hard standing beneath some areas. There are a number of mature trees on the site.

## PLANNING CONSIDERATIONS

Pre Planning advice has been obtained from South Holland District Council Planning department for the demolition of the garages, and for the residential re-development of the sites. A copy of this is available from the agent. Any further 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](mailto:planningadvice@sholland.gov.uk)

### Conditions of Sale:

- 1. The purchaser will be responsible for applying for any planning consent, and compliance with all Planning Conditions and meeting any S106 contributions, and for all costs associated thereto.**
- 2. The purchaser will be responsible for fencing the southern boundary of the site within 3 months of completion, with 1.8m high close board fencing on concrete posts.**
- 3. The purchaser will contribute to the vendor's legal costs for the sale, capped at £1,500 plus VAT.**

## GENERAL INFORMATION

### TENURE

Freehold with vacant possession on completion.

### SERVICES

Mains electricity, gas, drainage and water are understood to be available in Belchmire Lane, however, purchasers are required to check the availability by making their own enquiries with the Utility providers.

### 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

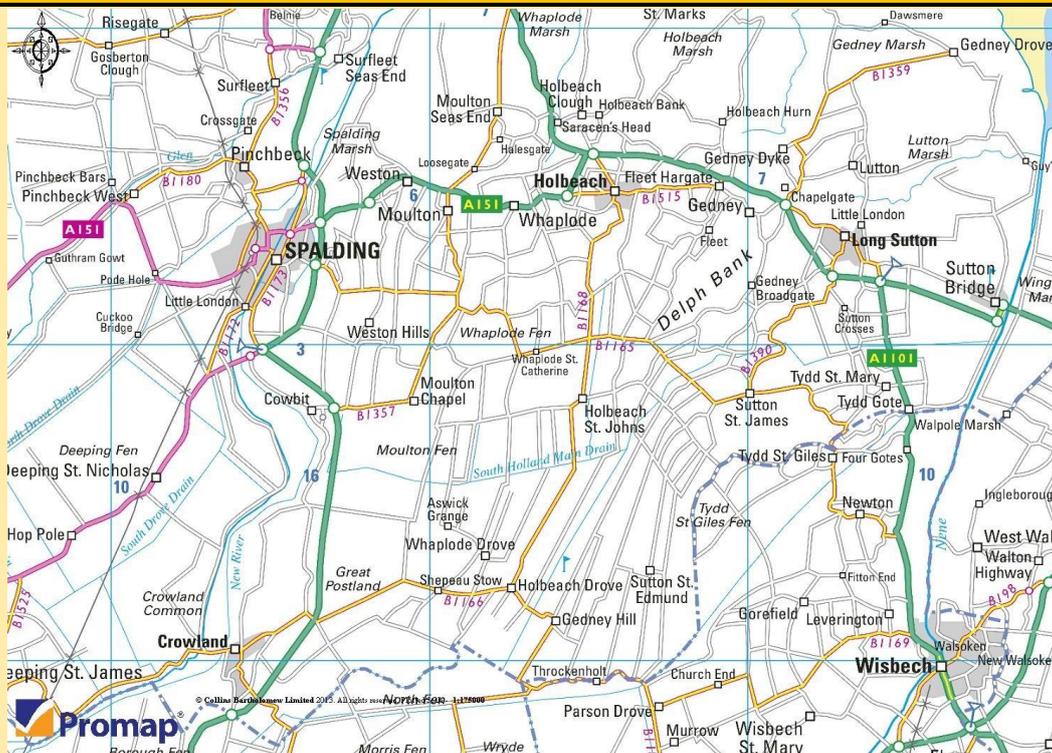
#### Electricity:

National Grid - New Supplies - Customer Application Team,  
Email: [Nged.newsupplies@nationalgrid.co.uk](mailto:Nged.newsupplies@nationalgrid.co.uk)

#### Gas:

Cadent Gas -[www.cadentgas.com](http://www.cadentgas.com) Email: [wecare@cadentgas.com](mailto:wecare@cadentgas.com)  
CALL: 0345 835 1111





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**PARTICULARS CONTENT**

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 do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

**Ref:** S11593 Feb 2026

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

**ADDRESS**

R. Longstaff & Co LLP.  
5 New Road, Spalding, Lincolnshire PE11 1BS  
[www.longstaff.com](http://www.longstaff.com)

**CONTACT / VIEWING**

By appointment only with the Agents  
Commercial/Development Land Department  
CALL: 01775 765536  
E: [commercial@longstaff.com](mailto:commercial@longstaff.com)