

EST 1770



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



## Garage site

**Hall Hill Road, Holbeach, Spalding. PE12 7JB**

**FOR SALE - Guide Price: £175,000 Freehold**

- Site within established residential area in Holbeach
  - Site Area: 1,342m<sup>2</sup>
- Pre Planning advice for Residential development obtained

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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## LOCATION

The site is situated at the end of Hall Hill Road at Holbeach, being therefore close to the centre of the town and Primary School. Holbeach lies 7 miles east of Spalding, and 20 miles north of Peterborough which have further extensive shopping and leisure facilities and Secondary Schools. Access to Peterborough is via the A16, which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

## DESCRIPTION

The site is an area of former garages and ground adjacent to Local Authority housing, which has become surplus to requirements, and is offered for sale with vacant possession on completion.

The site lies adjacent to Nos 39 and 41 Hall Hill Road, and is accessed off the end of the cul-de-sac.

The area of the land is 1,342m<sup>2</sup> overall. There are 8 concrete sectional garages in situ with areas of gravelled parking and grassed areas. There is one mature tree on the site, and other areas of vegetation.

## 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 north boundary of the site.**
- 3. A route of access for a footpath from Hall Hill Road to the area of open space to the north of the site, as well as to the rear of No 39 Hall Hill Road will be required to be provided as part of any development of the site, at the cost of the purchaser.**
- 4. 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 Hall Hill Road, 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

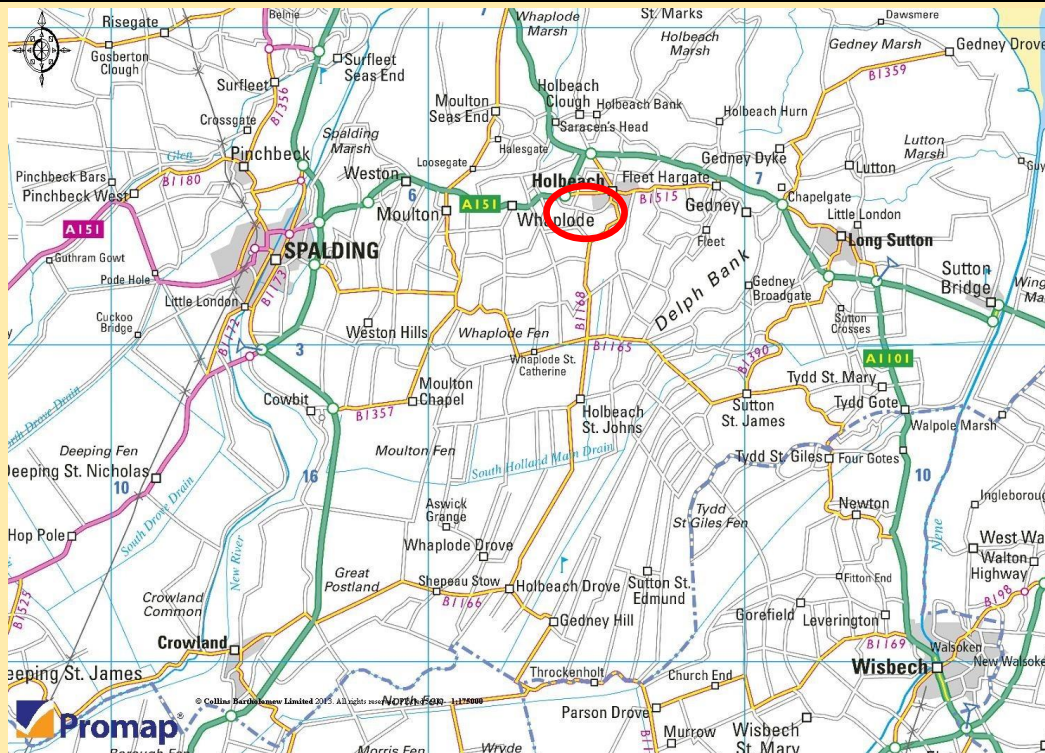
**County & Highways:** Lincolnshire County Council , County Offices, Newland, Lincoln LN1 1YL  
CALL: 01522 552222

**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:** S October 2024

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**

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**CONTACT / VIEWING**

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