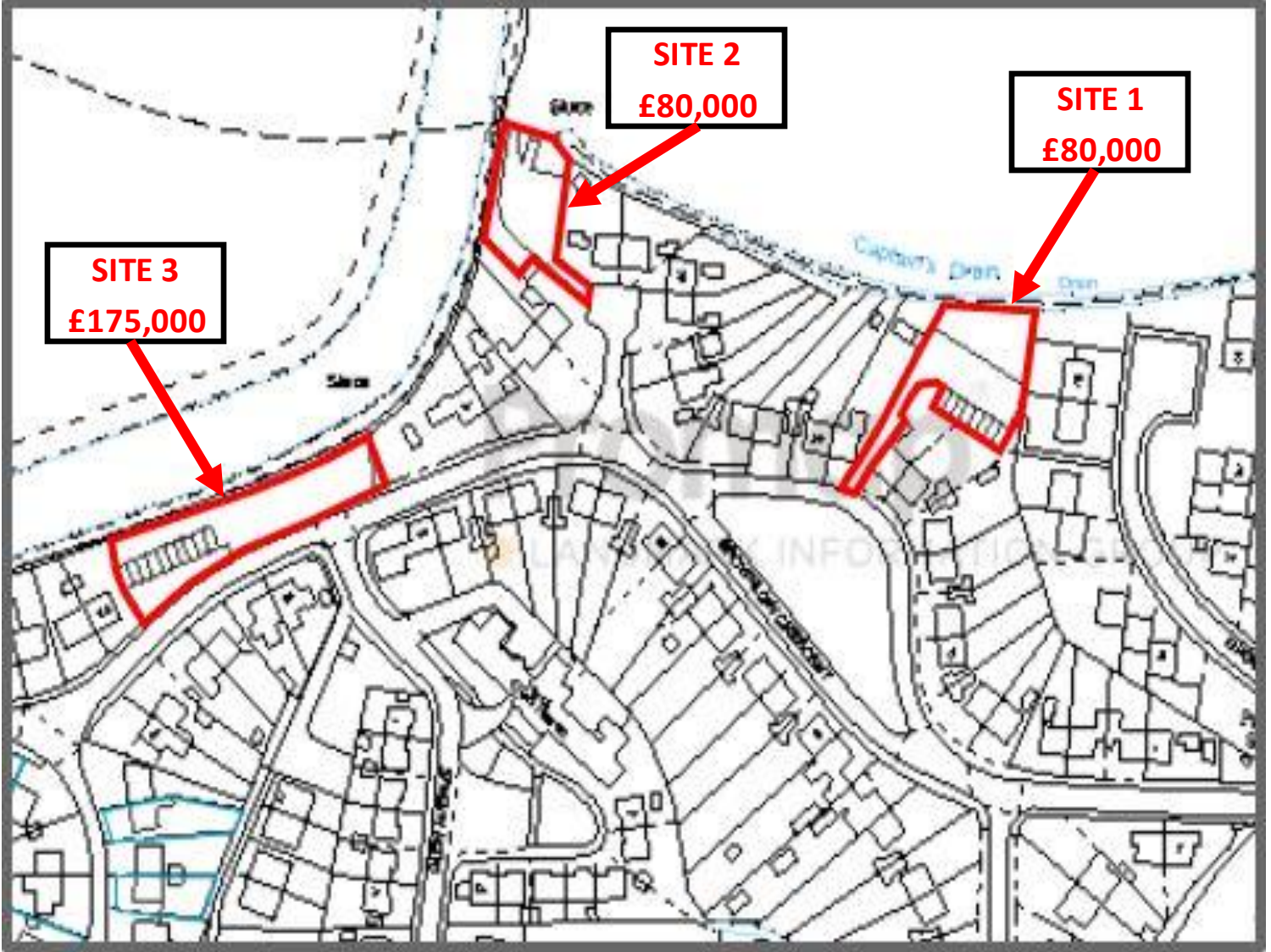


EST 1770



# Longstaff<sup>.COM</sup>

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



**3 x Former Garages sites and land**

**Brownlow Crescent, Pinchbeck, Spalding, PE11 3XB**

**FOR SALE - Site 1 : £80,000 Freehold  
Site 2 : £80,000 Freehold  
Site 3 : £175,000 Freehold**

- Development sites within established residential area in Pinchbeck
- Site Areas: **Site 1** - 822m<sup>2</sup>, **Site 2** - 567m<sup>2</sup>, **Site 3** - 954m<sup>2</sup>
- Pre-Planning advice for Residential development obtained

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



## LOCATION

The sites are situated within Brownlow Crescent, located off Knight Street, Pinchbeck, being therefore within close walking distance of the village centre, Primary School and all amenities, and also therefore lying within the 2 miles of the Market town of Spalding with its further extensive shopping, leisure facilities, and Schools, Train and Bus Stations. 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).

Brownlow Crescent is an established housing estate lying to the north of the village centre, and borders the River Glen.

## DESCRIPTION

The three sites are areas of former Local Authority garaging which have become surplus to requirements, and are offered for sale with vacant possession on completion, with the purchaser being responsible for the costs of removal of any buildings remaining on the sites.

**Site 1** lies to the rear of 23 Brownlow Crescent and is accessed via a concrete roadway, being approximately 3m in width and 27m long. The main body of the site extends to approx 12m x 28m and there are 8 No concrete sectional garages sited on the area at present, with surrounds of tarmac and concrete, and overall extends to approximately 822m<sup>2</sup>.

**Site 2** lies to the rear of 43 Brownlow Crescent and is accessed via a gravelled roadway, being approximately 4m in width and 15m long. The site borders the River Glen. Garages have been recently cleared from this site, and any remaining equipment will be removed prior to completion of a sale. The site measures approximately 22m x 23m and overall is approximately 567m<sup>2</sup>.

**Site 3** lies between Nos 61 and 63, and is accessed directly from Brownlow Crescent, and includes the garage block and area of grass to the east. There are 10 No concrete sectional garages sited on the area at present, with surrounds of tarmac and concrete, and has a frontage of approximately 68m, and depth of approximately 12m narrowing to the eastern end.

## 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 the Planning Department - 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 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 Brownlow Crescent. 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:

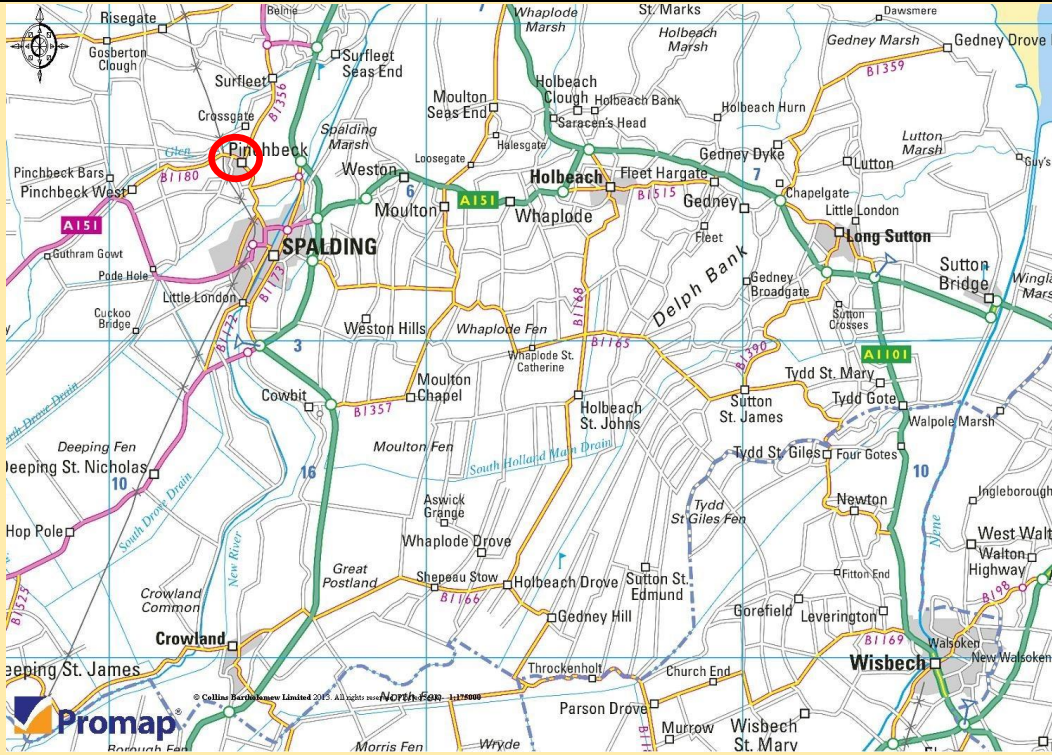
National Grid - New Supplies - Customer Application Team,  
Email: [Nged.newsupplies@nationalgrid.co.uk](mailto:Nged.newsupplies@nationalgrid.co.uk)

#### 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**

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