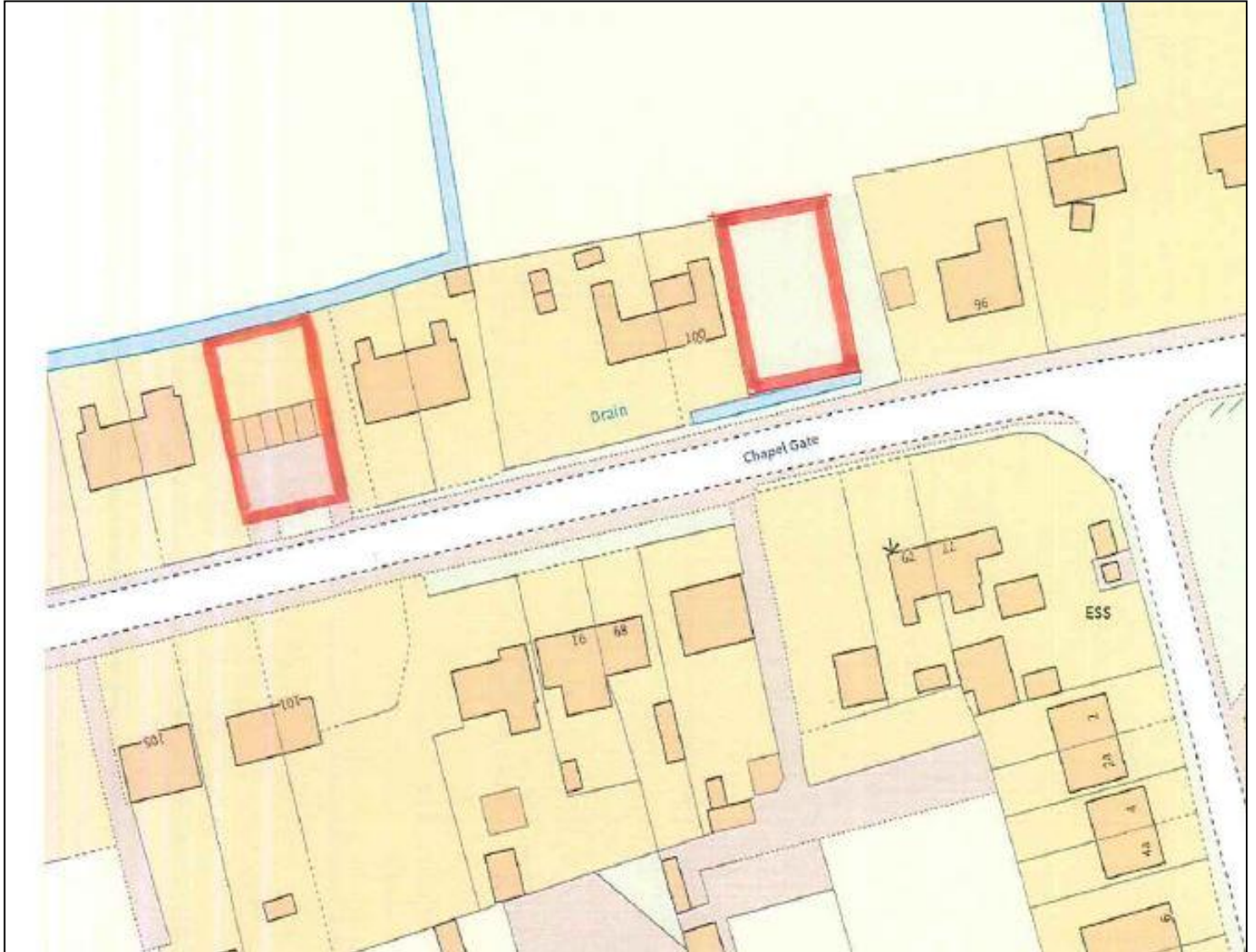


EST 1770



# Longstaff<sup>.COM</sup>

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



## Former Garage site and Surplus land site Chapel Gate, Sutton St James, Spalding, PE12 0EE

**FOR SALE - Guide Prices from: £90,000 Freehold**

- Development sites within established residential area in Sutton St. James
- Site Areas: Garage Site- 448m<sup>2</sup>, Land – 436m<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 sites are situated on Chapel Gate, Sutton St James, being therefore close to the village shops, Primary School and village amenities. Sutton St James lies 12 miles east of the Market town of Spalding, and 6 miles south of Holbeach, with their further extensive shopping, 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).

Chapel Gate is the main road through Sutton St James (B1165).

## DESCRIPTION

The two sites are areas of former Local Authority owned garages and land, 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 garage site

**Site 1** lies adjacent 106 Chapel Gate and is accessed directly from the road. The area of the garage block and land to the rear has a frontage of approximately 16m and a depth of 28m, being approximately 448m<sup>2</sup> overall, and there are 6 No concrete sectional garages sited on the area at present, with surrounds of gravel and concrete, with a grass area to the rear.

**Site 2** lies to the east of 100 Chapel Gate and has frontage to the road, beyond a frontage dyke. The site measures approximately 16m x 26m and overall is approximately 436m<sup>2</sup>.

## 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 east and west boundaries of Site 1, and the east boundary of Site 2 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 Chapel Gate. 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

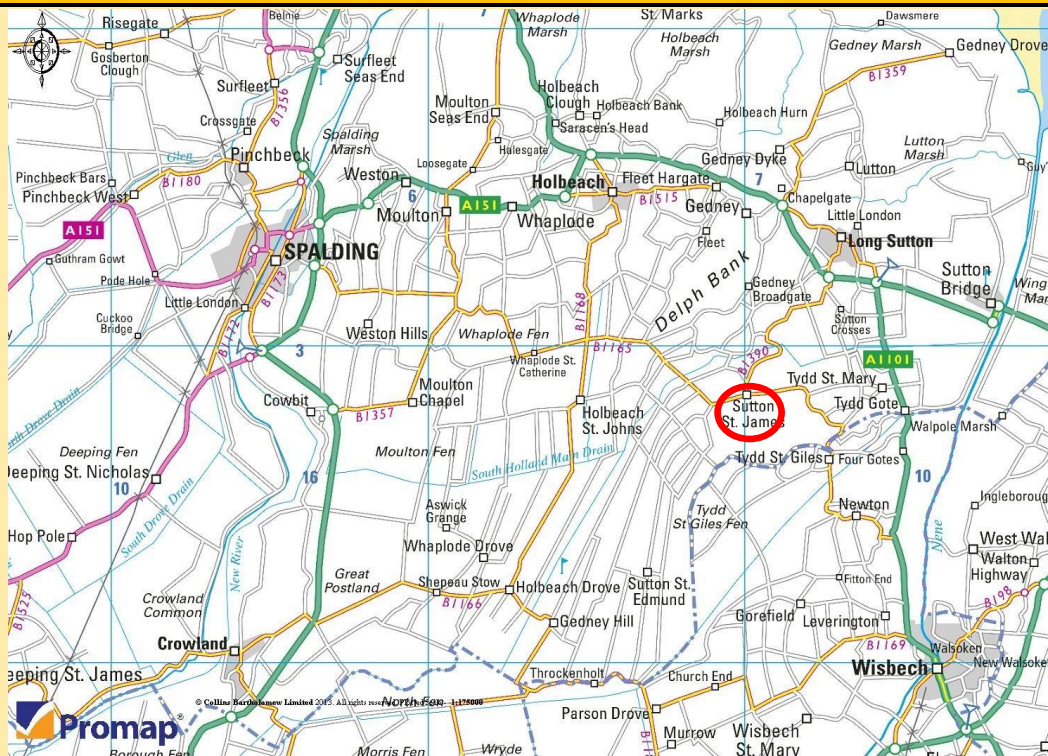
**Water & Sewerage:** Anglian Water Customer Services , PO Box 10642, Harlow, Essex, CM20 9HA  
CALL: 08457 919155

**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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Commercial/Development Land Department  
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E: [commercial@longstaff.com](mailto:commercial@longstaff.com)

