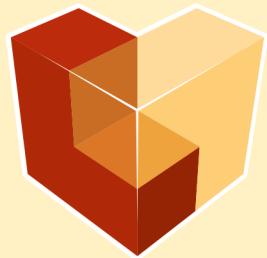


EST 1770



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Promap

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Residential Development Land at rear of 38 Fishpond Lane, Holbeach, Spalding, Lincolnshire PE12 7DE

Asking Price Of £200,000 Freehold

- Residential Development Land situated with access shown off Farrow Avenue
 - Area extends to approximately 1,351m² (0.33 acres)
 - Outline Planning Consent Granted for 5 No. properties

SPALDING 01775 766766

BOURNE 01778 420406



LOCATION

The site lies at the rear of 38 Fishpond Lane and has an existing access off Farrow Avenue, Holbeach. It is therefore within walking distance of Holbeach town centre and all the amenities which this Market town has to offer.

DESCRIPTION

The land extends to approximately 1,351m² (0.33 acres). Access to the plot is proposed to come from Farrow Avenue. The plot is broadly rectangular in shape and has a frontage to Farrow Avenue of approximately 28m and has an average depth of 55m.

The determined Outline Planning Consent is granted for 5 no. properties off a private drive and indicatively is shown to comprise 3 x 3 Bedroom terrace houses at the rear and 2 x 3 bedroom semi-detached houses at the front of the site. The original buildings on site have now been demolished. The terrace houses are designed in a 'Dorma' style.

There is an Internal Drainage Board byelaw/easement running across the front of the site (9m), which restricts any development in this area, or planting.

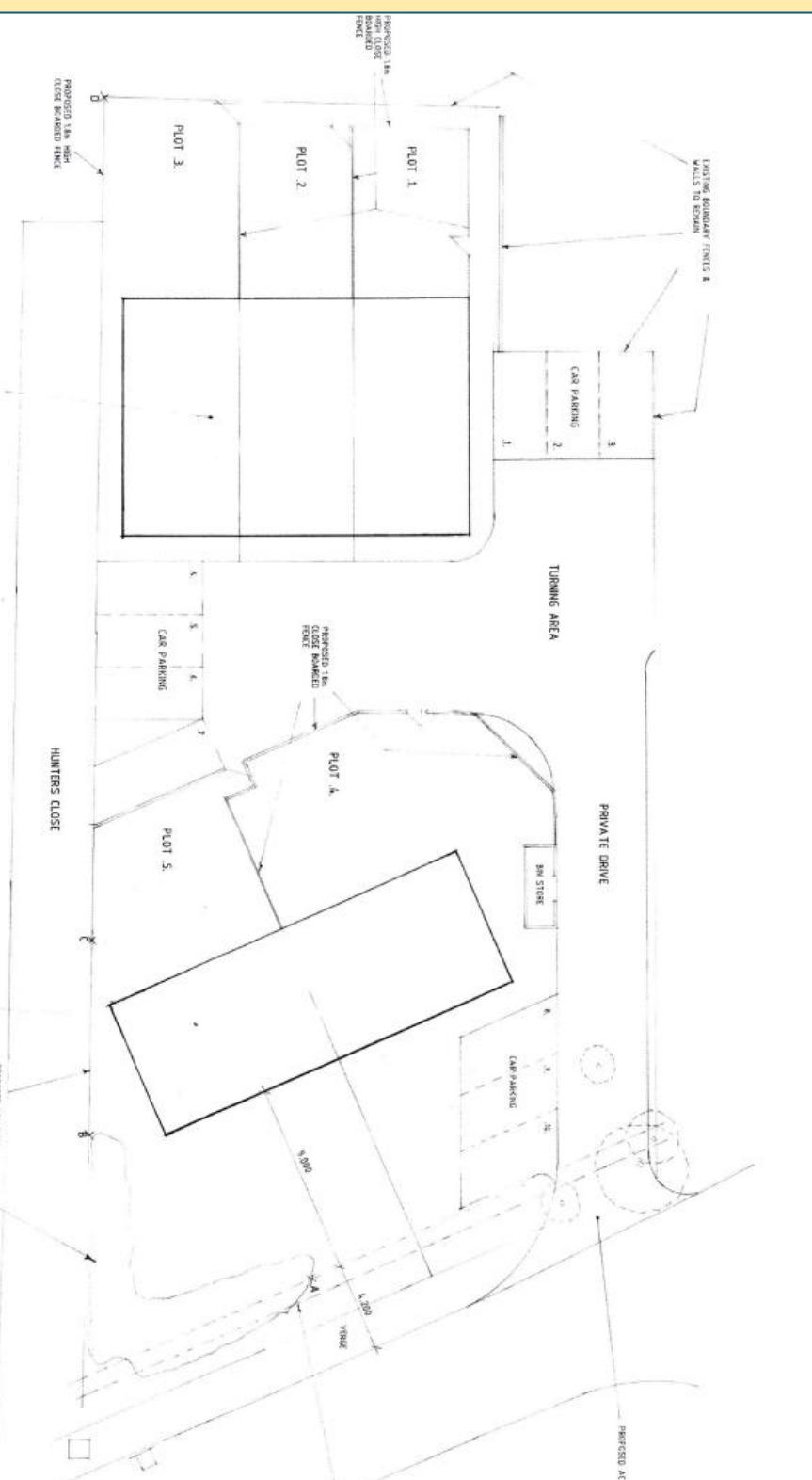
PLANNING CONSIDERATIONS

Outline Planning Consent with All Matters Reserved, was granted by South Holland District Council - Reference No: H09-0913-22 on 10th October 2023. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application. The purchaser will be responsible for all costs in obtaining Reserved matters, and condition compliances consents, and for further studies required, which include contamination and drainage.

NOTE:

The Registered Title number of the site is LL305652, and the property has a Restrictive covenant preventing the development of unsightly structures (to ensure only conventional dwellings i.e not Temporary or Commercial properties).

This planning consent was granted prior to the introduction of the new Biodiversity measures policy, and therefore there is only a requirement to make 'simple' measures, and one swift brick is also to be added per dwelling.



Status

THIS IS AN INDICATIVE LAYOUT ONLY.
EXISTING TREES SHOWN DOTTED &
HEDGE FRONTING HUNTERS CLOSE TO
BE PARTIALLY REMOVED
PRIVATE DRIVE AND CAR PARKING TO
BE IN ACCORDANCE WITH L.C.C. HIGHWAYS
& SH.B.D. REQUIREMENTS
POINTS A-C = ESTIMATING HEDGE TO BE RETAINED;
POINTS C-D = LEYLAND TO BE REPLACED AS DYING
POINTS B-C = HERAS FENCING TO BE REPLACED
CAR PARKING & 10 TO BE GRASSCRETTE OR SIMILAR
APPROVED MATERIAL

INDICATIVE SITE LAYOUT

TENURE Freehold

SERVICES / LOCAL AUTHORITIES Electricity has been disconnected, but a water standpipe is still in existence on the site. All mains services are believed to exist in Farrow Avenue, however prospective purchasers should make their own enquiries to establish the suitability and costs of connections.

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,

Tollend Road, Tipton, DY4 0HH

E: wpdnewsuppliesmids@westernpower.co.uk

CALL: 0121 623 9007

Gas:

Cadent Gas www.cadentgas.com

Email: wecare@cadentgas.com

CALL: 0345 835 1111

PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11668 / Jan 2026

ADDRESS & CONTACT FOR VIEWINGS

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