

EST 1770



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Building Plot Between Nos. 72 & 80 Seas End Road, Surfleet, Spalding, PE11 4DQ

**FOR SALE Guide Price £64,950 Freehold - Subject to Contract**

- Building Plot with additional ground to the rear forming part of the Planning Consent
- Total Site Area 0.18 acres
- Outline Planning Consent for Single Dwelling - 0.09 acres and change of use of rear ground for Biodiversity Measures. 0.09 acres
- Direct access from Seas End Road
- Popular village with close by facilities and amenities

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## **LOCATION**

The plot is situated between No.s 72 to 80 Seas End Road, Surfleet and occupies a convenient location within walking distance of the local shop, golf course and public house. It is also in close proximity to the amenity area of Surfleet Reservoir with good riverside walks and only 3.5 miles north of the market town of Spalding which offers extensive market town facilities, amenities and sporting facilities.

Access is off the A16 at the junction with the River Glen. The property is a short distance around the first bend on the left-hand side.

## **DESCRIPTION**

Outline Planning Consent has been granted for the erection of a single dwelling on the plot using the rear land for Biodiversity Net Gain. The requirement for this may reduce if a purchaser is a private individual who may be able to seek an amendment to the planning consent obviating the need for BNG. The land to the rear is included as bare land at the present time subject to the controls in the planning consent.

The total area of the property and land offered For Sale is about 0.18 acres.

## **PLANNING CONSENT**

Full details of Planning Consent are best downloaded from the South Holland District Council Planning website under reference no. H17-0983-24. This will include the Application details, supporting information and the Consent which has been granted dated 5<sup>th</sup> March 2025.

## **TENURE**

The tenure of the property is Freehold with vacant possession upon completion.

## **SERVICES**

All interested parties who require service connections should make their own specific enquiries with the relevant service providers / utilities as to the availability of services, the practicality of connection and the related cost.

## **SITE FEATURES**

The building plot area is bounded to the left by private house no. 72 Seas End Road and to the right by a private house no. 80 Seas End Road.

## **NOTE**

It should be noted that this plot together with the adjacent house (No. 80 Seas End Road) and the Former Chapel to the right-hand side to No. 80 are all available at the present time and are offered For Sale on behalf of the same Vendor.

## **TENURE**

The tenure of the property is Freehold. Vacant possession will be available upon completion.

Notes:

## LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

## PARTICULARS CONTENT / Ref: S11826

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**Viewing – At any reasonable time with a copy of these particulars to hand.**

**Interested parties enter the property entirely at their own risk, both to them themselves and to any of their property. Please do not drive onto the plot nor the land behind.**

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.

## ADDRESS & CONTACT

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