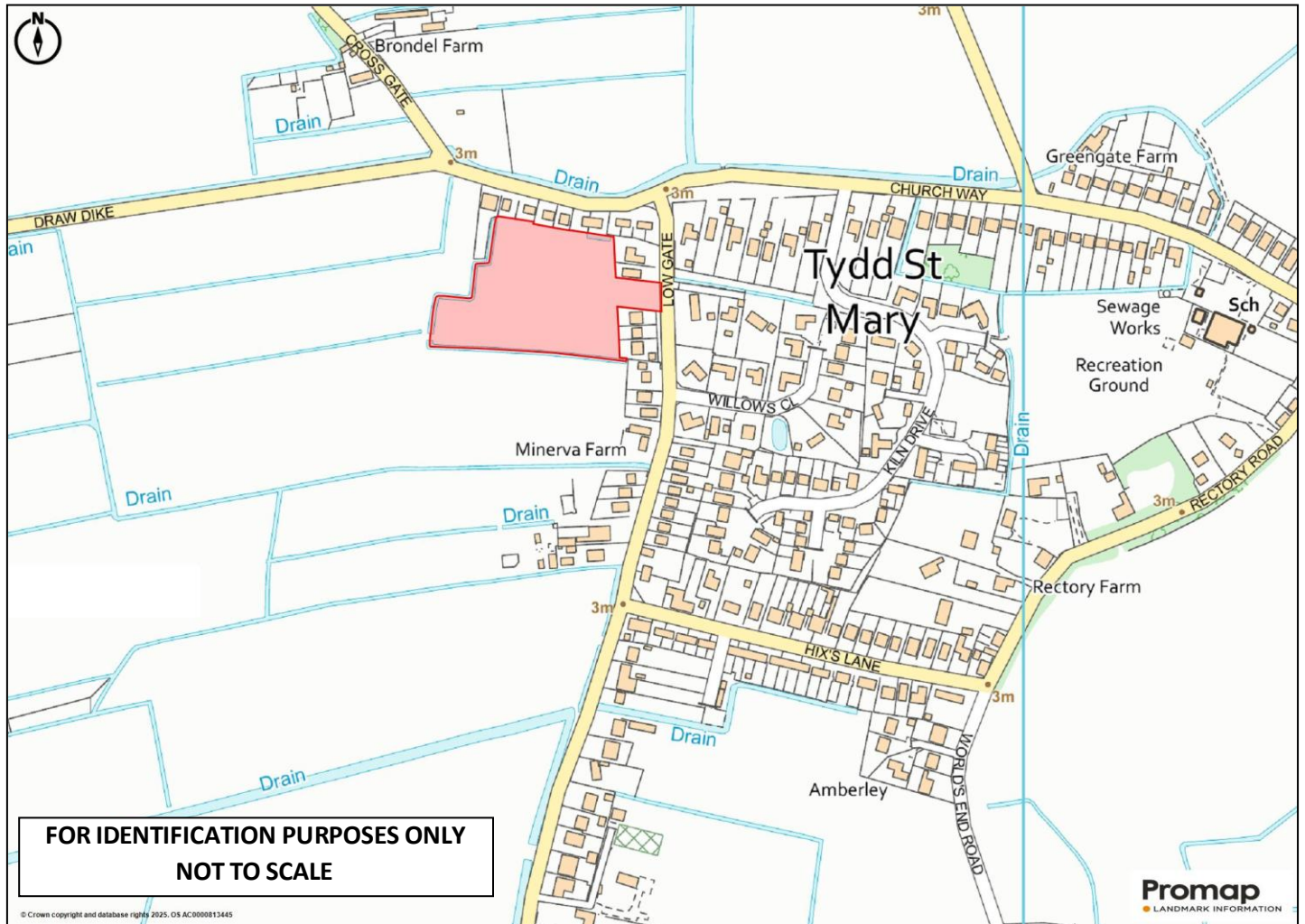


EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL DEVELOPMENT : 01775 766766 (Option 4) www.longstaff.com



**Residential Development Site off Low Gate, Tydd St Mary,
Spalding, Lincolnshire PE13 5QP**

**Land with the benefit of Planning Consent for 28 Residential Dwellings,
extending to approximately 3.97 Acres (1.60 Hectares)**

For Sale Freehold as a Whole

Guide Price £650,000 – Subject to Contract

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated on the west side of Low Gate, Tydd St Mary, Spalding, Lincolnshire and is accessed directly off Low Gate.

The site is located approximately 14 miles east of the Market Town of Spalding with Spalding being within easy travelling distance to the City of Peterborough, some 19 miles to the south west. Peterborough has easy connections to the north and south on the A1 and the main East Coast rail connection is from Peterborough to London King's Cross (minimum journey time approximately 45 minutes). Additional nearby market towns include Wisbech, Kings Lynn, Sleaford, Boston and Stamford and are within easy reach. A general location plan and a site plan are included with these Particulars. **What 3 Words Location: - ///INTERESTS.BEAMED.GUARDS**

PROPERTY

The site comprises approximately 1.60 hectares (3.97 acres) in total and is shown shaded pink on the site plan on the front of these Particulars. The site is offered For Sale freehold, as a whole, with the benefit of Planning Consent with established access off Low Gate. The southern and western boundaries are marked by drains and the northern boundary, along with the majority of the eastern boundary, are bordered by third party residential properties. The land represents a prime opportunity to open up and create a significant residential development on the west side of Low Gate, Tydd St Mary.

PLANNING

Residential Planning Consent was granted for up to 28 Residential dwellings on the 19th March 2025. This was granted by South Holland District Council under reference number H21-0143-23. The plans for the Planning Consent show a layout with 28 dwellings, all with private parking and some having detached garages. There is an attenuation pond shown in the south/west corner of the site and open space running along the north side and continuing along the west side of the site.

There are a number of conditions attached to the Outline Planning Consent and these can all be viewed at <https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H21-0143-23&from=planningSearch>

The Section 106 Agreement has been entered into and a copy of this is also available in the relevant link for the South Holland District Council Planning Department. It is strongly recommended that all interested parties review the Section 106 Agreement at the outset of their interest.

SERVICES

Mains electricity, water and drainage services are located within the locality and it is strongly recommended that all interested parties make their own enquiries as to the capacities and availability of connecting into such services together with all necessary costings thereof. Neither the Vendors nor their Agents make any guarantees to the availability of services and the purchaser will be responsible for all costs associated with the provision of such services.

TENURE

The tenure of the property is freehold and the land is registered at Land Registry forming part of Title **No. LL427257**. The land is currently vacant.

RIGHTS OF WAY AND EASEMENTS

The property is offered For Sale subject to any rights of way or easements whether known to exist or not. It is believed the North Level District Internal Drainage Board have the benefit of byelaw access to their drain on the western side of the site. The southern boundary is marked by a ditch. In addition, the former dyke on the northern side of the site has been piped and the North Level District Internal Drainage Board have the benefit of their byelaw Rights of Access to this pipe. The Seller is not aware of any rights of way or easements crossing the land.

METHOD OF SALE

The land is offered For Sale by Private Treaty with a Guide Price of £650,000.

The Selling Agents are instructed by the Trustees of Medleys Charity, a non-exempt charity to whom Sections 117-122 of the Charities Act 2011 apply.



Proposed Site Plan - Not to Scale
For Identification Purposes Only



Context Site Plan - Not to Scale For Identification Purposes Only

PHOTOGRAPHS

The photographs shown within these Sales Particulars was taken in March 2025.

DISPUTES

Should any disputes arise as to the boundaries or any points concerning the Particulars, Schedules and Plans, or the interpretation of any of them, the question will be referred to an Arbitrator appointed by the Selling Agent, whose decision acting as expert, shall be final. The buyer will be deemed to have full knowledge of all boundaries and neither the seller nor the selling agents, will be responsible for defining the boundaries or ownership thereof.

HEALTH AND SAFETY

Neither the seller nor the selling agents are responsible for the safety of those viewing the property and accordingly, those viewing the land do so at entirely at their own risk. Viewing is strictly by prior appointment with the Seller's Agents.

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 nor a contract. All references to areas should be checked/verified by interested parties.

VIEWING

The viewing of the property will be strictly by prior appointment with the Seller's Agents.

R Longstaff & Co LLP, 5 New Road, Spalding, Lincolnshire PE11 1BS / Tel: 01775 766766 Option. 4 (The Agricultural Department)

Email: rdl@longstaff.com

LOCAL AUTHORITIES AND SERVICE PROVIDERS

District and Planning: South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 2XE
CALL: 01775 761161

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

County and Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 2YL
CALL: 01522 552222

Electricity: National Grid Call: 0800 096 3080

Gas: Cadent Gas www.cadentgas.com Email: wecare@cadentgas.com
CALL: 0345 835 1111

Drainage Board: North Level District Internal Drainage Board
Drainage Office, Station Road, Thorney, Peterborough, Cambridgeshire
CALL: 01733 270333

PARTICULARS CONTENT: S11804

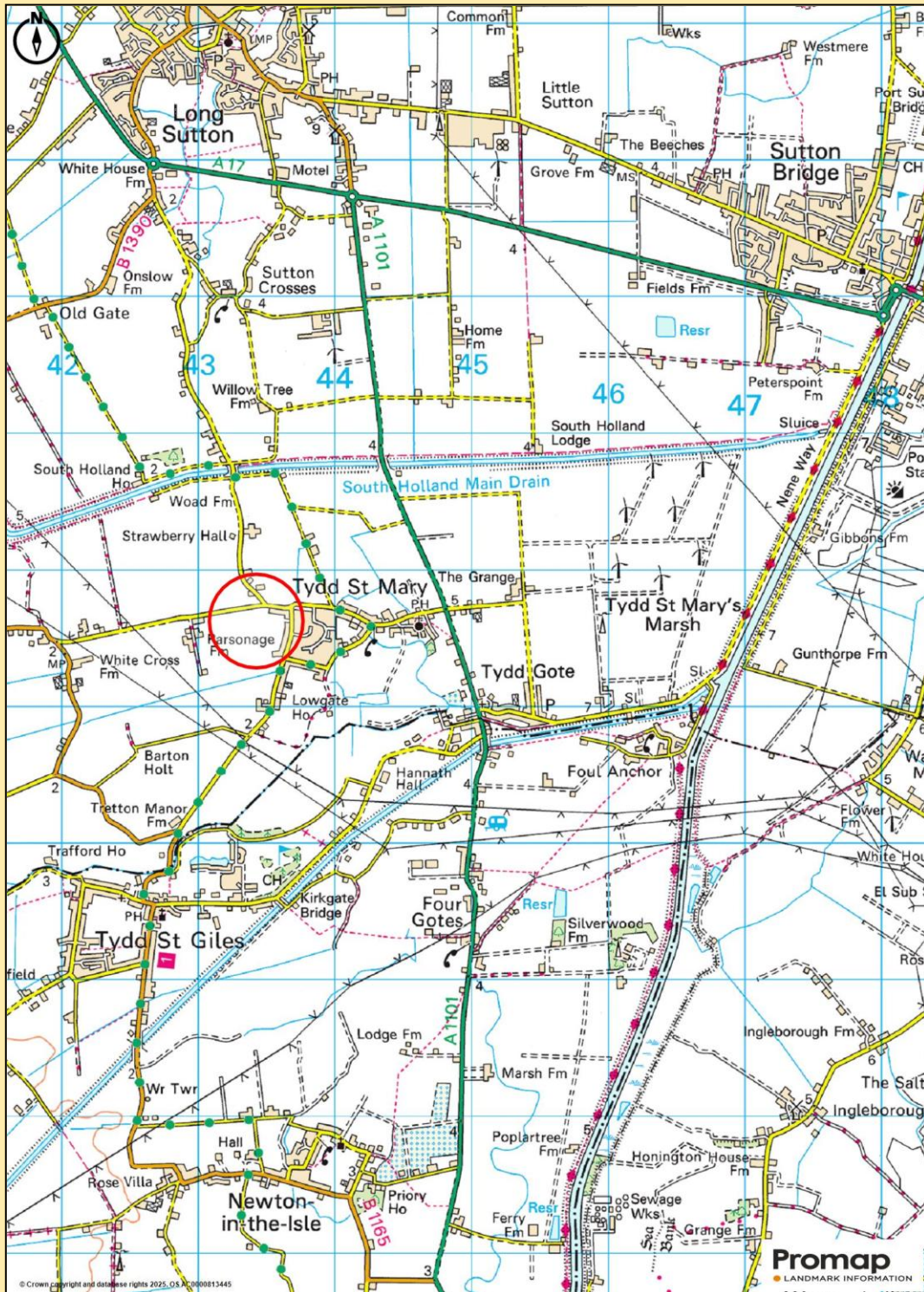
R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any 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. 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.



Not to Scale For Identification Purposes Only



LOCATION PLAN



FOR IDENTIFICATION PURPOSES ONLY
NOT TO SCALE