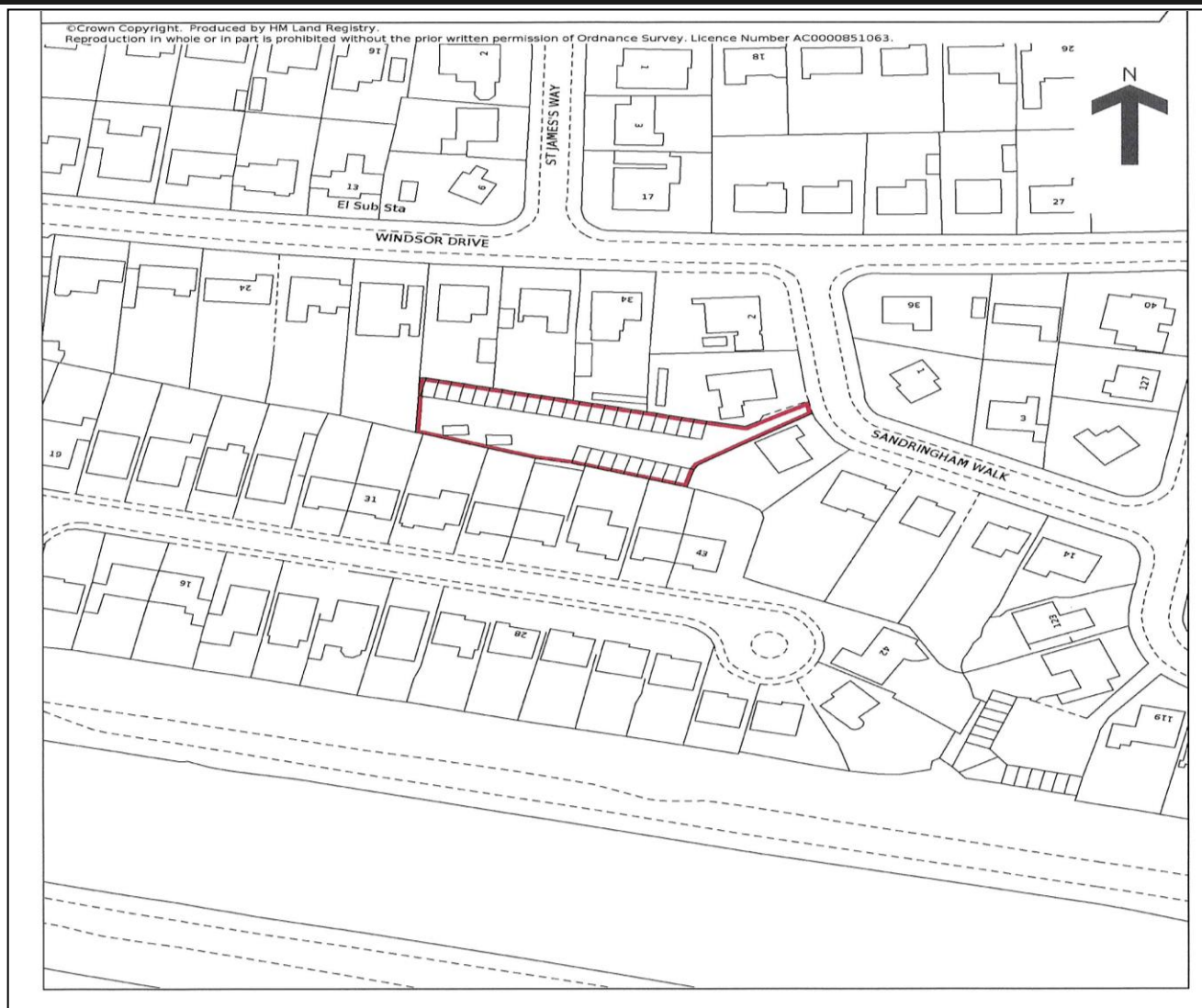


EST 1770



Longstaff^{COM}

SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Garage Block/Potential Residential Development Site, off Sandringham Walk, Spalding, Lincolnshire PE11 2RS

FOR SALE: Offers In Excess of £200,000 Freehold

TO LET: Rental/Lease offers for the whole of varying lengths will also be considered

- Situated within walking distance of Spalding Town Centre
- Site Approximately 1,077m² broadly shaped in a rectangle (excluding entrance road)
- Potential for Re-Development (Subject to Planning)

SPALDING 01775 766766 BOURNE 01778 420406

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



LOCATION

The site is located off Sandringham Walk, within an estate of residential properties on the southern outskirts of Spalding. It is within walking distance of the town centre.

Spalding is a well-connected market town in South Lincolnshire, located approximately 12 miles north of Peterborough. The nearby A16 trunk road provides excellent road access to both Peterborough and the A1. Spalding also has a railway station offering direct connections to Peterborough, which lies on the East Coast Main Line. From Peterborough, London King's Cross can be reached in as little as 50 minutes via fast train services.

DESCRIPTION

The site currently comprises 33 garages arranged predominantly in two rows, along with two additional standalone garages. The site is situated in close proximity to an established residential estate comprising mainly Local Authority housing. It is bounded by residential properties on Churchill Drive and Windsor Drive.

Access to the site is via a narrow entrance located between two dwellings on Sandringham Walk. The access route measures approximately 3.4 metres in width and extends for around 17 metres in length. All garages are currently vacant and unoccupied.

The site is broadly rectangular in shape, having an average length of 58m and an average depth of 18m, plus the entrance roadway, and it is mainly flat and level. The garages are of a concrete sectional form with asbestos/mineral felt flat roofs, with up and over doors, in two rows with a tarmacked yard between the garages approximately 8m in width. The site has a brick wall to all main boundaries, beyond which are gardens of residential properties.

The area of the site is approximately 1,077m² excluding the entrance access road, and 1,128m² including the entrance access road. The internal area of the garages is estimated as being around 400m².

PLANNING CONSIDERATIONS

Prospective purchasers' attention is drawn to the potential for redevelopment of the site. Further information should be sought from the South Holland District Council's Planning Department: CALL: 01775 761161 EMAIL: planningadvice@sholland.gov.uk WEBSITE: www.sholland.gov.uk.

SERVICES

No services are currently serving the site, prospective purchasers are required to check the availability by making their own enquiries with the Utility providers.

TENURE

The property is available For Sale as a whole freehold and with vacant possession. Rental / lease offers for the whole of varying lengths will also be considered.

LEGAL COSTS

The purchaser/s will contribute to the vendor's legal costs for the sale, capped at £1,500 plus VAT.

CONDITION OF SALE

The use of the site for siting permanent mobile homes or caravans will not be permitted.

AERIAL VIEW OF SITE EXCLUDING ACCESS ROAD



VIEW OF EXISTING GARAGES FROM ACCESS ROAD



LOCAL AUTHORITIES

<u>District & Planning:</u>	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
<u>Water & Sewerage:</u>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
<u>County & Highways:</u>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
<u>Electricity:</u>	National Grid - – New Supplies Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: wpdnewsuppliesmids@westernpower.co.uk CALL: 0121 623 9007
<u>Gas:</u>	Cadent Gas - www.cadentgas.com Email: wecare@cadentgas.com CALL: 0345 835 1111

VIEWING

Viewing of the site is **by appointment only** by contacting the Agents R Longstaff & Co LLP Tel 01775 765536 Email: commercial@longstaff.com

PARTICULARS CONTENT / REF S11812

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. 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.

ADDRESS & CONTACT

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