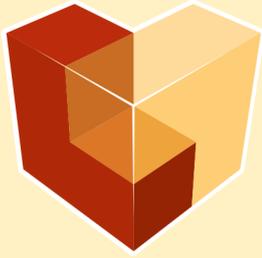


EST 1770



# Longstaff<sup>.COM</sup>

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



## Former Garage site and surplus land Gleed Avenue, Donington, Spalding, PE11 4UF

**FOR SALE - Offers in Excess of £85,000 Freehold**

- Site within established residential area in Donington
- Site Area: Approx 1,000m<sup>2</sup>

SPALDING 01775 766766

BOURNE 01778 420406

## LOCATION

The site is situated off Glead Avenue at Donington, being therefore close to the village shops, and within walking distance of the village Primary and Secondary Schools and all amenities. Donington lies 10 miles north west of the Market town of Spalding which has further shopping and 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).

The roads in Glead Avenue are in Local Authority ownership, however full rights of access and for services will be granted over these for the benefit of the site for its development for residential housing.

## DESCRIPTION

The site is formerly where Local Authority garages were sited adjacent to the houses in Glead Avenue, and the garages have now been removed and the land has become surplus to requirements. It is offered for sale with vacant possession on completion, with the purchaser being responsible for the costs of clearing the site.

The Glead Avenue garage block site is approximately 1,000m<sup>2</sup> (0.25 acres), and is accessed via a relatively narrow gravelled entrance track from Glead Avenue. The maximum width of the site is 37m and maximum depth, and the site is broadly triangular in form.

The surface of the site is of grass with some areas of hardstanding remaining, i.e. some gravel and otherwise rough grass, and there are a number of bushes and trees within the site. Gardens of 5 No Local Authority houses adjoin the site, and the site otherwise borders the A52 bypass.

A 'Drain' runs along the west side of the site, which we understand is the 'Queen Dike' (an Internal Drainage board maintained drain). A 9m easement is therefore in place adjacent to the drain.

## PLANNING CONSIDERATIONS

No Pre Planning advice has been obtained from South Holland District Council Planning department of the site, however it lies in an area of established residential housing. 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:

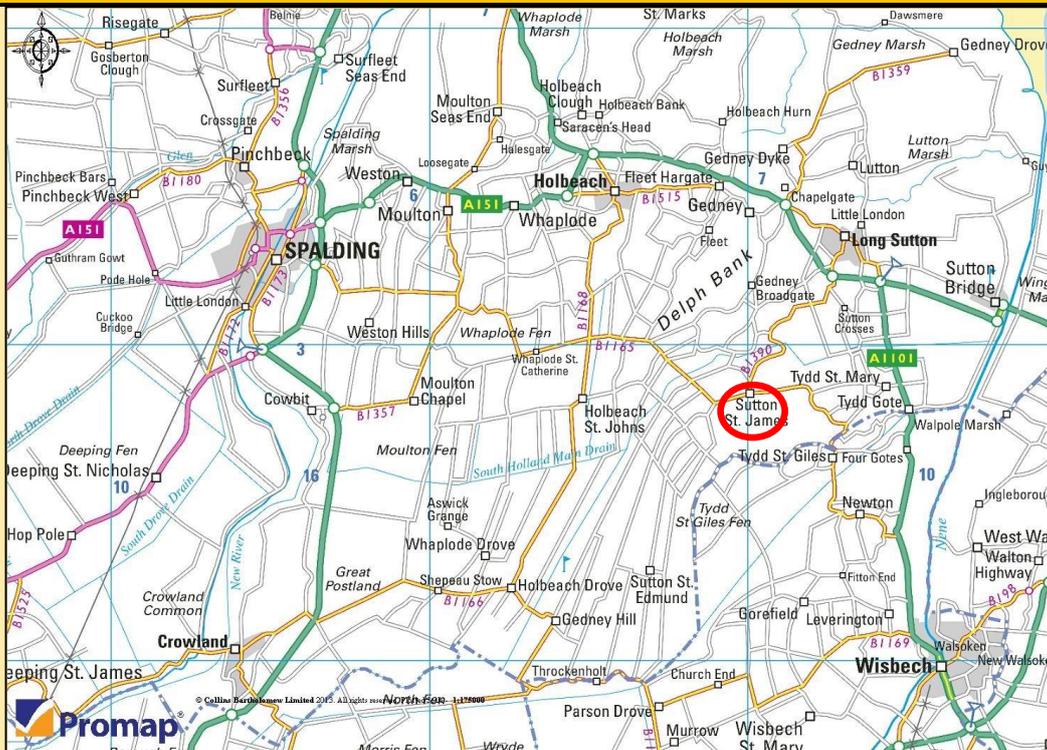
- 1. The purchaser will be responsible for applying for any planning consent, and compliance with all Planning Conditions and meeting any S106 contributions, and for all costs associated thereto.**
- 2. The purchaser will contribute to the vendor's legal costs for the sale, capped at £1,500 plus VAT.**
- 3. The use of the site for siting permanent mobile homes or caravans will not be permitted.**

## GENERAL INFORMATION

<b>TENURE</b>	Freehold with vacant possession on completion.
<b>SERVICES</b>	Mains electricity, gas, drainage and water are understood to be available in Belchmire Lane, however, purchasers are required to check the availability by making their own enquiries with the Utility providers.
<b>LOCAL AUTHORITIES</b>	
<b><u>District &amp; Planning:</u></b>	South Holland District Council , Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
<b><u>Water &amp; Sewerage:</u></b>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
<b><u>County &amp; Highways:</u></b>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
<b><u>Electricity:</u></b>	National Grid - New Supplies - Customer Application Team, Email: <a href="mailto:Nged.newsupplies@nationalgrid.co.uk">Nged.newsupplies@nationalgrid.co.uk</a>
<b><u>Gas:</u></b>	Cadent Gas - <a href="http://www.cadentgas.com">www.cadentgas.com</a> Email: <a href="mailto:wecare@cadentgas.com">wecare@cadentgas.com</a> CALL: 0345 835 1111

Offers are invited on a conditional basis in Excess of £85,000 Freehold. Offers on an Unconditional basis would also be considered.





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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:** 5 Mar 2026

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**

R. Longstaff & Co LLP.  
5 New Road, Spalding, Lincolnshire PE11 1BS  
[www.longstaff.com](http://www.longstaff.com)

**CONTACT / VIEWING**

By appointment only with the Agents  
Commercial/Development Land Department  
CALL: 01775 765536  
E: [commercial@longstaff.com](mailto:commercial@longstaff.com)