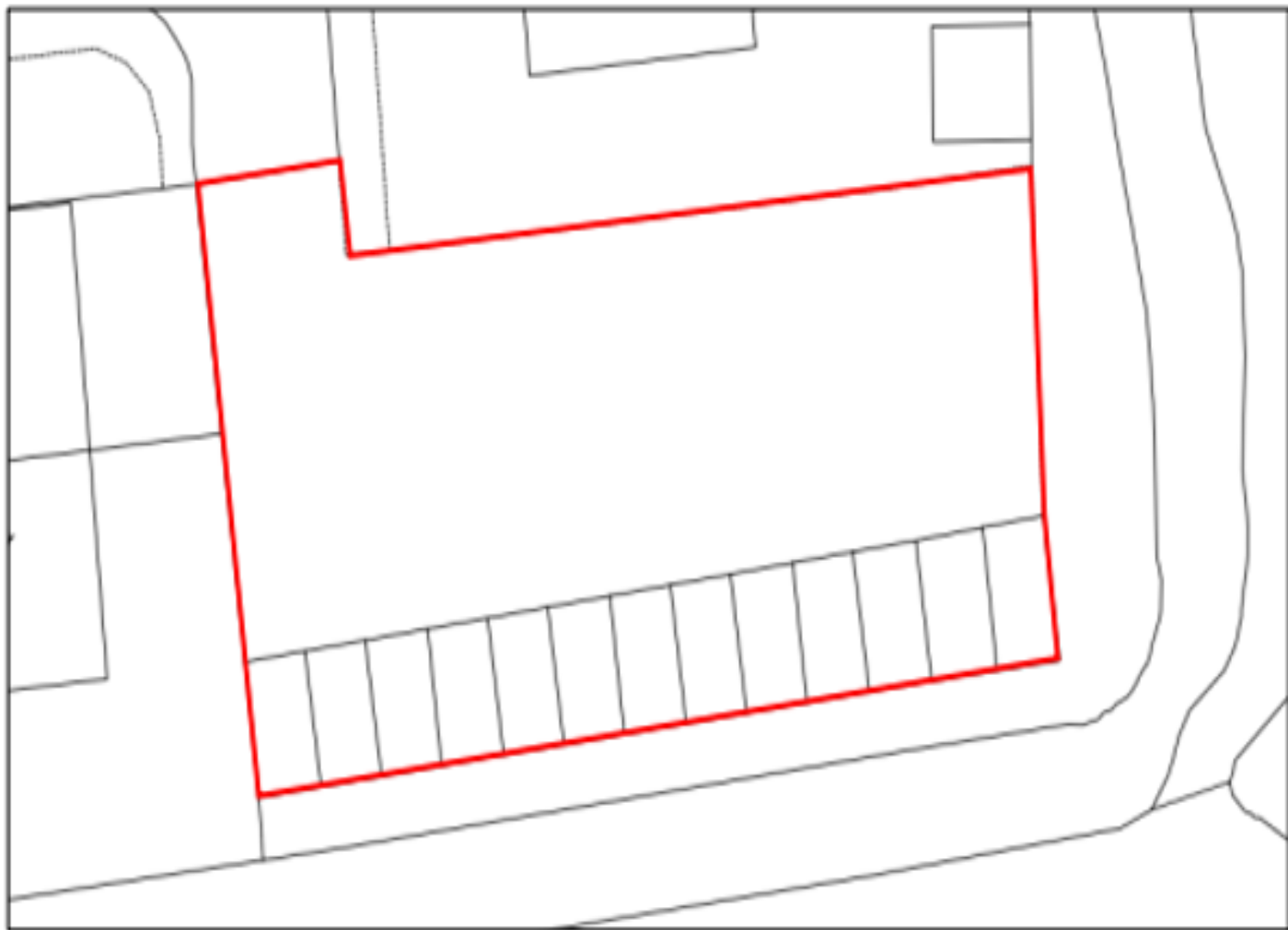


EST 1770



Longstaff^{.COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Garage site

Spring Gardens, Long Sutton, Spalding. PE12 9HU

FOR SALE - Offers in Excess of £170,000 Freehold

- Site within established residential area
 - Site Area: 560m²
 - 13 Garages

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated at the end of the estate road of Spring Gardens, being therefore close to the centre of Long Sutton, with its shops and amenities and Primary and Secondary schools.

Holbeach lies 4 miles to the west and the Market town of Spalding, a further 7 miles west, both of which have further shopping, leisure and all services, including Bus and Train station in Spalding, to Peterborough which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

DESCRIPTION

The site is an area of former garages and ground adjacent to Local Authority housing, which has become surplus to requirements, and is offered for sale with vacant possession on completion. The site is approximately 17m deep and 32m wide overall, being therefore 0.056 Ha (0.138 acres).

There is a block of 13 concrete sectional garages with a monopitch asbestos roof. The garages are offset from the south boundary of the site by around 2m. Each garage has a manual up and over door, and the area in front of the garages is tarmacked – and approx 11m wide. The garages are in reasonable order. The sale is on the basis that the garages are sold as seen.

PLANNING CONSIDERATIONS

No Pre Planning advice has been obtained from South Holland District Council Planning department for the site, but it lies within the settlement boundary of Long Sutton. All 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

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

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains electricity, gas, drainage and water are understood to be available in Spring Gardens, however, purchasers are required to check the availability by making their own enquiries with the Utility providers.

LOCAL AUTHORITIES

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:

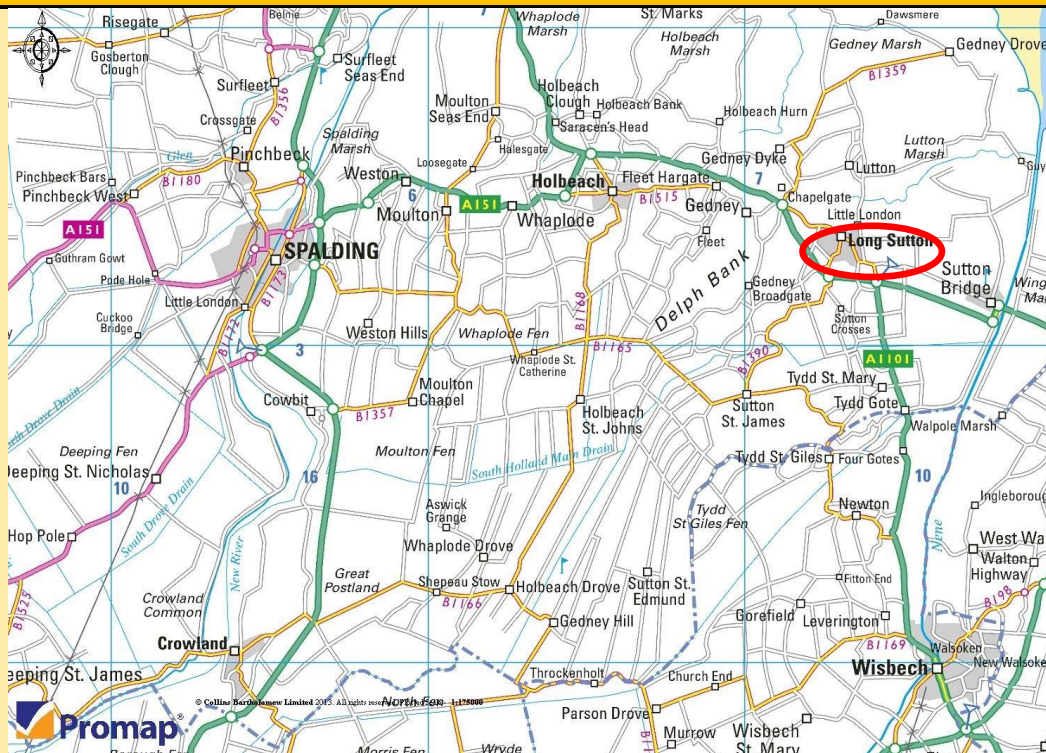
National Grid - New Supplies - Customer Application Team,
Email: Nged.newsupplies@nationalgrid.co.uk

Gas:

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

Offers are invited on a conditional basis in Excess of £170,000 Freehold. Offers on an Unconditional basis would also be considered.





Plan Reproduced with permission from
the Controller of HM Stationery Office
under Licence No. 100004279



PARTICULARS CONTENT

We make every effort to produce a 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: S / Oct 25

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

CONTACT / VIEWING

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