



# MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

## Guide Price £1,250,000



Ref: 20159

### **Land South of Hatchwood House, 51 Surfleet Road, Pinchbeck, Spalding, Lincolnshire PE11 3XY**

A rare opportunity to acquire an important area of strategic Development Land in the sought-after South Lincolnshire village of Pinchbeck, north of Spalding. The land is ALLOCATED within the South East Lincolnshire Local Plan where it is indicated to be suitable for 34 units.

Offered For Sale on a "Subject to Planning" basis.





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**SUMMARY DESCRIPTION** An important strategic residential development site extending to 1.73 Hectares (4.28 Acres) (STMS) located within the sought-after South Lincolnshire village of Pinchbeck and representing one of the last remaining undeveloped areas within the centre of the village. Having a frontage to Surfleet Road of some 198 metres, the site has been allocated within the South East Lincolnshire Local Plan with an indication for the erection of 34 units Subject to Planning.

**LOCATION** The property is prominently located on the main road through the sought-after South Lincolnshire village of Pinchbeck and represents one of the few remaining undeveloped areas within the centre of the village. The site lies approximately 2.25 miles north of the centre of Spalding, the administrative centre of South Holland District.

**THE LOCALITY** The village of Pinchbeck benefits from a number of amenities including range of village shops, Doctors Surgery, Public Houses, Village Hall and Primary school. Pinchbeck itself is only 2 miles from Spalding, with further extensive shopping facilities, Primary and Secondary Schools, Bus Station and Train Station.

The area is well served by regional and national transport links. The A16 passes close by and gives road access to Peterborough, Boston, Stamford, Lincoln and Newark. The popular North Norfolk coastal region is only one and a half hours drive away.

Spalding benefits from a regional bus service to the major regional centres as well as the local villages.

Spalding lies on the Peterborough to Lincoln rail network with regular trains. King's Cross train

station is served by regular high-speed services with journey times from as little as 52 minutes from Peterborough.

**THE SITE** The site comprises an area of agricultural land which has been in the ownership of the same family for more than sixty years. In total the site extends to 1.73 Hectares (4.28 Acres) (STMS) and is offered For Sale Freehold with Vacant Possession upon the completion of the purchase.

**PLANNING** The site is included within the South East Lincolnshire Local Plan (which was adopted in March 2019) as a Housing Allocation under the Reference Pin019. The site is listed as having an allocation of 34 units and would be subject to a number of s106 requirements including 25% of the units being allocated for Affordable Housing. A copy of the South East Lincolnshire Local Plan is available to view on the South East Lincolnshire Joint Strategic Planning Committee website at:

[www.southeastlincslocalplan.org](http://www.southeastlincslocalplan.org)

**WAYLEAVES EASEMENTS AND RIGHTS OF WAY** The site is offered For Sale subject to and with the benefit of all existing rights, including rights of way (whether public or private), light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars.

**METHOD OF SALE** The property is offered For Sale freehold by Private Treaty on a Subject to Planning basis.

The successful purchaser will be expected to conditionally exchange contracts within a short period of agreeing the sale subject to them obtaining their own detailed planning consent at their own cost. Upon exchange of contracts a non-refundable deposit of 2.5% of the purchase



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price will be paid to the Vendor and the contract of sale will provide for the Purchaser to obtain their consent within a period of twelve months.

**VIEWINGS** For an appointment to view contact the Selling Agent asking for Alan Faulkner or Tom Jupp.

**VAT** It is understood that the property has not been opted to tax and that, therefore, VAT will not be payable by the Purchaser in addition to the contract price unless the VAT rules change to the effect that the transaction becomes subject to VAT.

**ESTATE AGENTS ACT 1979** A disclosure is made under Section 21 of the above Act that one of the Partners of the Selling Agent is a distant relative of the Vendor.

**DIRECTIONS** From Spalding proceed north either on the A16 (turning west on the B1180 Wardentree Lane) or B1356 Pinchbeck Road and Spalding Road. At the junction with the B1180 Wardentree Lane continue north on the B1356 Pinchbeck Road. Go straight over at the mini roundabout continuing north along Church Street. Proceed through the centre of the village and continue north east along Surfleet Road, where the property can be found on the right-hand side just after Oldham Drive.

**PARTICULARS PREPARED** 15<sup>th</sup> October 2020





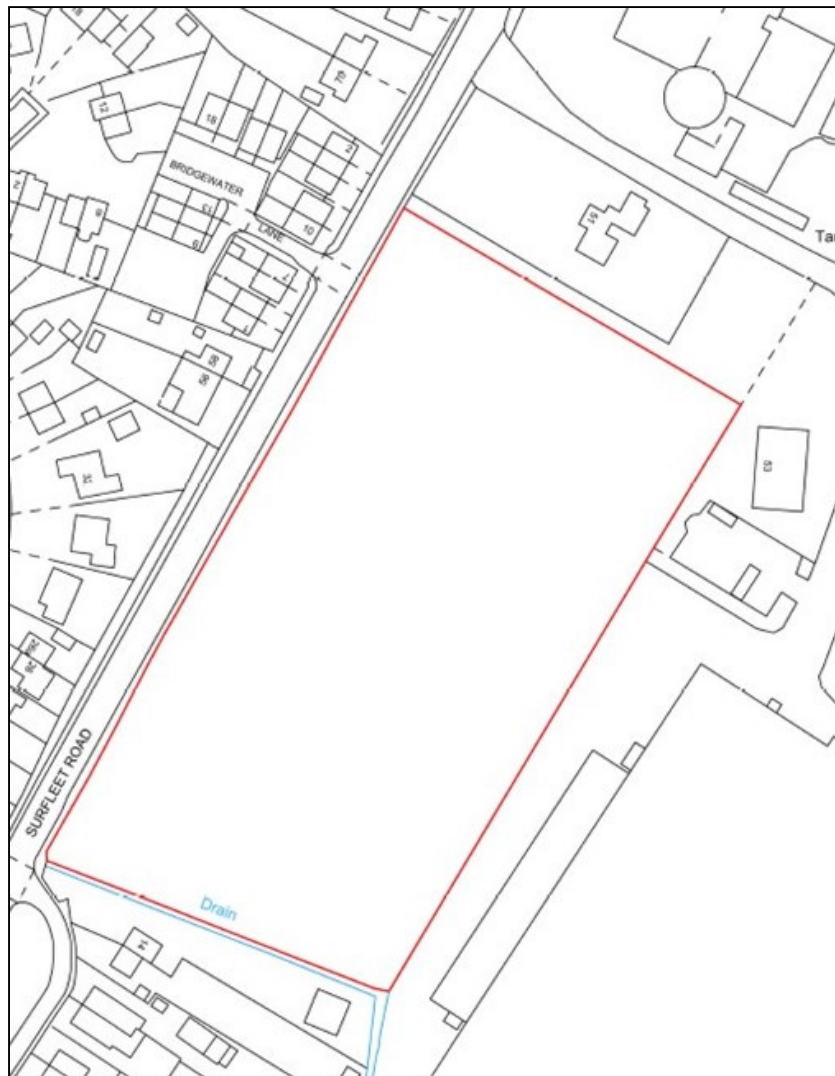
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**FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE**



Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.