



**Plot 2 Grange Court, Grange Drive, Spalding
Lincolnshire PE11 2DX**

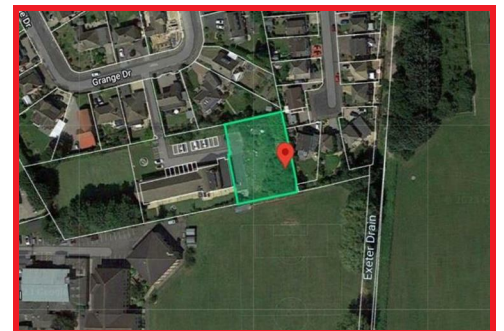
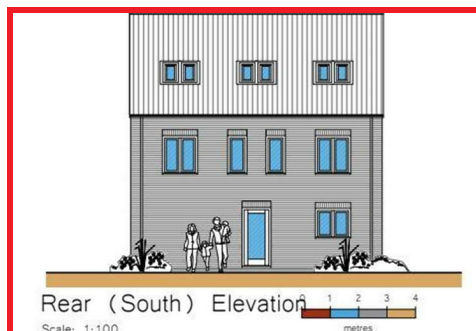
Price £85,000 Freehold

***** SPACIOUS BUILDING PLOT ~ CENTRALLY LOCATED *****

A fantastic opportunity to purchase this individual building plot situated within the popular location of Grange Court within Grange Drive in Spalding, having originally been the Halmer Grange Care Home site.

The plot are situated on a popular residential road within close proximity to the well acclaimed Spalding High School and is then just a short walk to Spalding's Grammar School with Spalding also having Ayscoughfee Hall School a Private Infant & Junior School, as well as Spalding Academy. Ideally located with both plots 1 & 2 being just a 2 minute drive to the centre of Spalding, where all the major amenities can be found, along with having Springfields Garden & Shopping Outlet being just a stones throw away. Additionally Spalding Train Station is only a 5-10 minute drive with connections via Peterborough to London's Kings Cross. The area also provides road links to the A16 with connections to Lincoln, Boston, Norfolk and Peterborough.

Planning permission has been granted for this centrally located detached three storey dwelling offering three bedrooms, lounge, kitchen, utility room and family bathroom. The plot will also provide off-road parking an integral single garage and private gardens.



GROUND FLOOR :

Consisting an entrance hall, shower room and utility room.

FIRST FLOOR :

The first floor accommodation will house a landing, kitchen, lounge, family bathroom and bedroom one.

SECOND FLOOR :

Finally the second floor will have a separate landing and bedrooms two and three.

INTEGRAL SINGLE GARAGE :

AGENTS NOTE :

Both Plot 1 and Plot 2 are to be sold individually, however the vendor would consider selling both plots together at a price to be negotiated.

~ VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY WITH MORRISS AND MENNIE ESTATE AGENTS ~
Please contact us on 01775 767575

PLANNING PERMISSION

Planning permission was granted by appeal ref APP/A2525/w/22/3298498 on the 8th February 2023 for the development of two new dwellings in accordance with the terms of the application H16-0061-22 dated 24 January 2022 and the plans submitted with it.

Both proposed dwellings are to be Three Storey Detached Family Homes with Three Bedrooms and a Single Integral Garage.

CIL/Section 106

We understand there is no Section 106 in place and South Holland District Council do not make a CIL charge.

DISCLAIMER :

The photographs/images are for illustration purposes only.

ADDITIONAL INFORMATION :

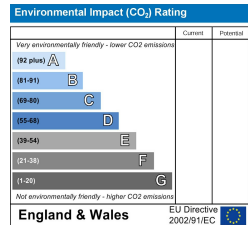
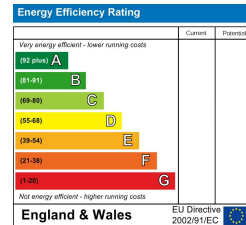
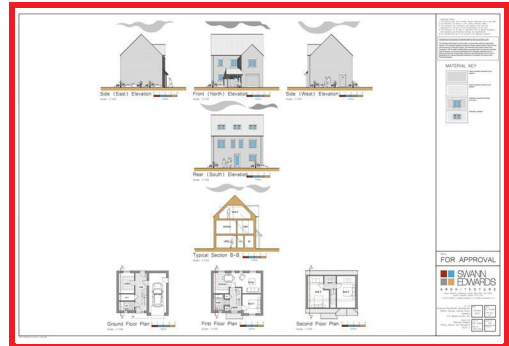
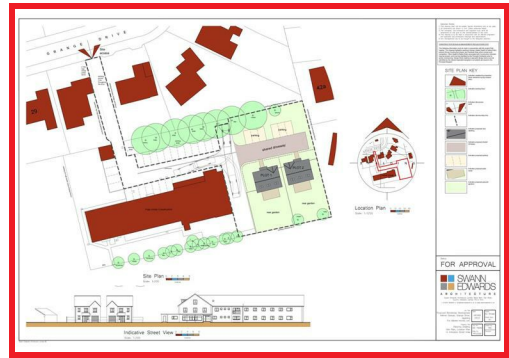
The plots are just a 5 minute drive to the centre of Spalding where all the major amenities can be found, including the Bus and Train Stations and a variety of independent and national shops. In addition the Springfields Garden Outlet is approximately a 10 minute drive and offers designer and high street retail shops, restaurants and walks around the professionally landscaped gardens and ponds.

SERVICES :

Council Tax Band - TBC
Energy Efficiency Rating - TBC
Properties in Grange Drive are predominately Gas Central Heating

DIRECTIONS :

From our office on Bridge Street, proceed over the bridge onto Church Street, bear left onto Halmergate, turn right onto Grange Drive, then left onto Grange Court turning left at the car park, where the plots can be found.



Viewing Arrangements

Strictly by appointment. We would recommend that before travelling any distance, you check the details with the agents in order to save wasted journeys.
Open 6 days

Spalding Office

Mon-Fri 8.30am to 6pm
Saturday: 9am to 4pm
Sunday: Closed

Holbeach Office

Mon-Fri 9am to 5.30pm
Saturday: 9am to 2pm
Sunday: Closed

Offer Procedure

Before contacting a Building Society, Bank or Solicitor you should make your offer to the Branch dealing with the sale, as any delay may result in the sale being agreed to another Purchaser and unnecessary costs being incurred.

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor. Therefore, prior to any offer being accepted, you will be required to make an appointment in order for us to financially qualify your offer. If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

Mortgage Advice

If you require 'Whole of Market' mortgage advice we can put you in touch with Adey Stuttard of Mortgage Options (Partnership Division) Ltd, who has access to the whole mortgage market and comes highly recommended for mortgage advice and associated services. Your home may be repossessed if you do not keep up repayments on your mortgage. We usually charge £399 for arranging a mortgage, the actual amount payable will depend on your circumstances. Adey Stuttard will provide a FREE initial consultation to discuss your financial goals at a time and place to suit you. Call our Spalding Office 01775 767575 or Holbeach Office 01406 422907 to book your appointment now.

Legal Fees

Ask for a quotation from our Conveyancing Department.
Unlike most Solicitors they work on a 'No Sale - No Fee' basis and offer 7 days a week service.

Morriss and Mennie Estate Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. Fixtures and fittings referred to in writing, in these particulars are not necessarily included in the sale. These details have been produced in good faith and are for guidance only, they may be inaccurate in important aspects, and do not constitute any part of an offer or contract. All potential purchasers should inspect the property to satisfy themselves as to the accuracy of these details.

Your home your mortgage
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