



76 (Building Plot) Commercial Road, , Spalding Lincolnshire PE11 2HE

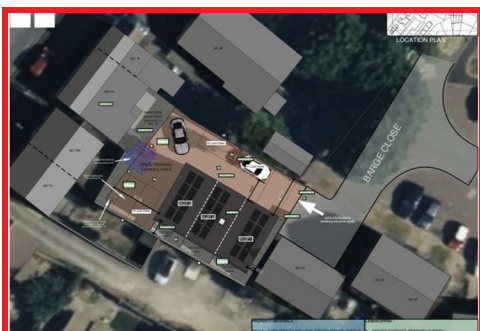
Price £165,000 Freehold

Welcome to Commercial Road, Spalding - a location that offers the perfect convenience. This land boasts a building plot with not just one, but three delightful terraced houses waiting to be brought to life. Each house will feature two bedrooms, ideal for a small family or as an investment opportunity.

The property comes with full planning permission, saving you time and effort, allowing you to focus on the exciting task of bringing this vision to reality. The modern design of these houses offers a fresh and contemporary feel, perfect for those who appreciate sleek aesthetics and functionality.

Imagine the possibilities with open plan living spaces that create a seamless flow between the kitchen, dining, and living areas. Whether you are looking to create a cosy family home or stylish rental properties, this building plot provides a fantastic canvas for your creativity.

Don't miss out on this incredible opportunity to own a piece of prime real estate in Spalding. With its convenient location and the potential to create three stunning homes, this property is a gem waiting to be discovered. Book a viewing today and start envisioning the endless possibilities that this building plot has to offer.



8 Bridge Street, Spalding, PE11 1XA
01775 767575

10 West End, Holbeach, PE12 7LW
01406 422907

Through the UPVC obscured double glazed front door, into the:-

INVESTMENT PURCHASE :

Investment opportunity to build a block of three 2 bedroom terraced properties, with Open Plan Living.

PLANNING REFERENCE :

H16-0265-24

The planning can be seen on the South Holland District Council website.

OPEN PLAN LOUNGE/KITCHEN/DINER :

DOWNSTAIRS CLOAKROOM :

UTILITY ROOM :

LANDING :

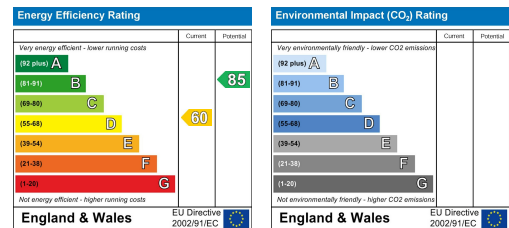
BEDROOM ONE :

BEDROOM TWO :

THREE PIECE BATHROOM SUITE :

EXTERIOR :

To the outside the properties will have off-road parking and a courtyard rear garden.



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.

Morris 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
INDEPENDENT MORTGAGE ADVICE

EVENING & WEEKEND APPOINTMENTS AVAILABLE

4 Finkin Street | Grantham | NG31 6QZ

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