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Building Plot in Village Setting with Outline Planning Consent Adj Silver Acorns, 37 Broadgate, Weston, Spalding, Lincolnshire

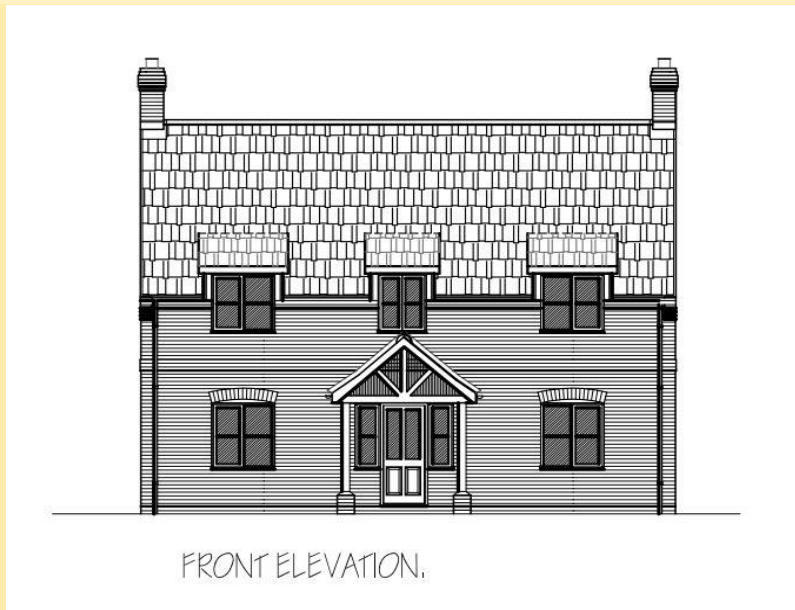
PE12 6HY

FOR SALE - Guide Price: £110,000 Freehold

- Situated in Weston village – Rare plot in mature setting within an Established Residential Area
- Plot Area Approximately 440m². 21m maximum width/28m maximum depth
- Outline Planning Consent Granted for a 3 Bedroom Cottage

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The plot is situated in the centre of the village, being therefore within walking distance of the Primary School and other amenities. Weston lies approximately 2 miles from Spalding and 4 miles from Holbeach, lying just off the A151, and therefore close to the A16, which then provides good access to Peterborough and onward fast train journeys are then available to London's Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the north.

The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 (2013 figures from South Holland District Council's website).

DESCRIPTION

The Plot extends to approximately 440m². The whole area is shown edged red on the determined Planning Application plan included in these Particulars (for identification purposes only). The Plot is broadly triangular in shape, and has an approximate width of 21m and a maximum depth of 28m.

At the present time the property comprises part of the garden to the Vendors' adjacent residential property. Red topped stakes mark the proposed new western boundary of the plot. A new access will be required to be formed to Broadgate for the plot.

NOTES

- Rights for services to the Vendors' retained land are reserved.
- The purchaser will be required to erect a new boundary fence, with the face (good) side towards the vendors property.
- The purchaser will be responsible for the costs of removal of any trees on the plot.

PLANNING CONSIDERATIONS

Outline Planning Consent was granted by South Holland District Council - Reference No: H22-0529-18 on 9 July 2018, indicatively showing a 3 bedroom detached cottage on the plot. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the indicative design of the property, and illustrations of the layout and elevations of the proposed dwelling.

NB : The purchaser will be responsible for compliance with all Planning Conditions, and for all costs associated thereto.

Any 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

GENERAL INFORMATION

TENURE

Freehold with vacant possession.

SERVICES

Mains electricity, gas, drainage and water are available in the locality. 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

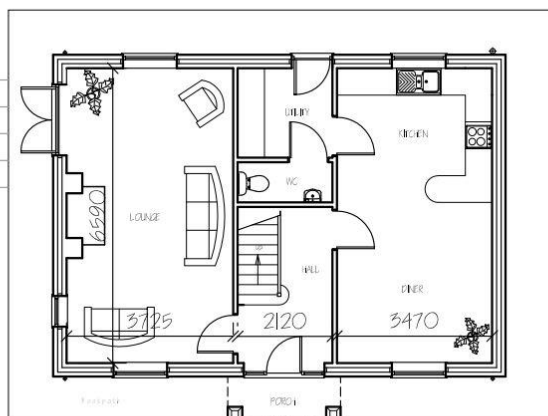
Electricity:

Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

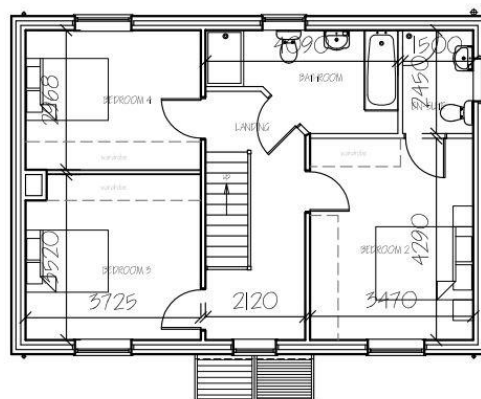
Gas:

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

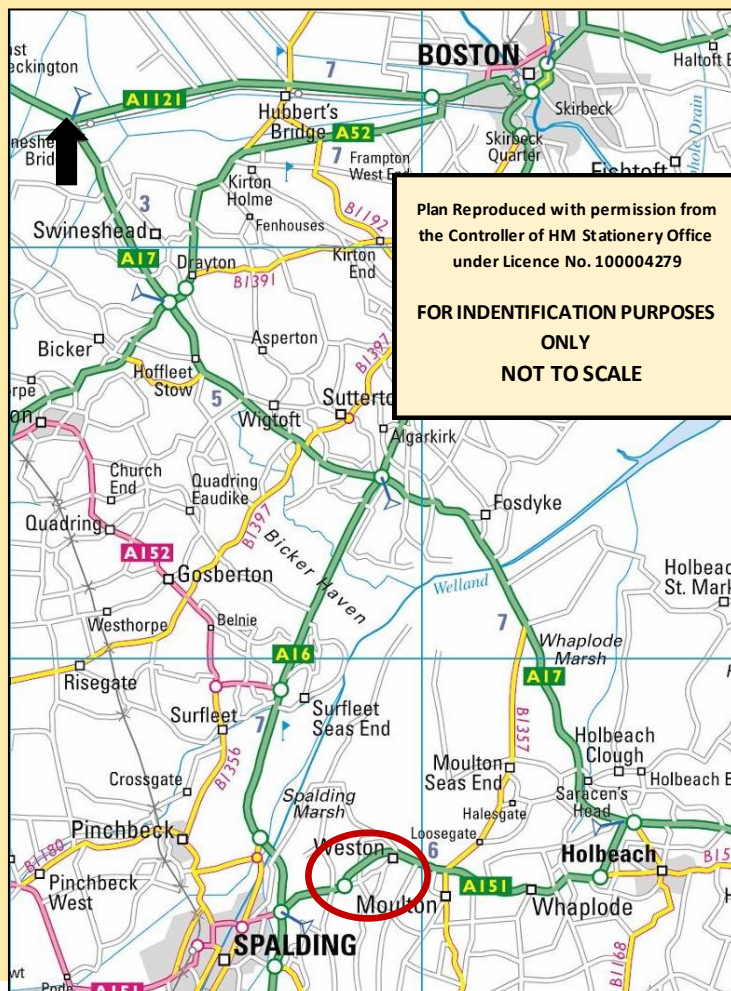
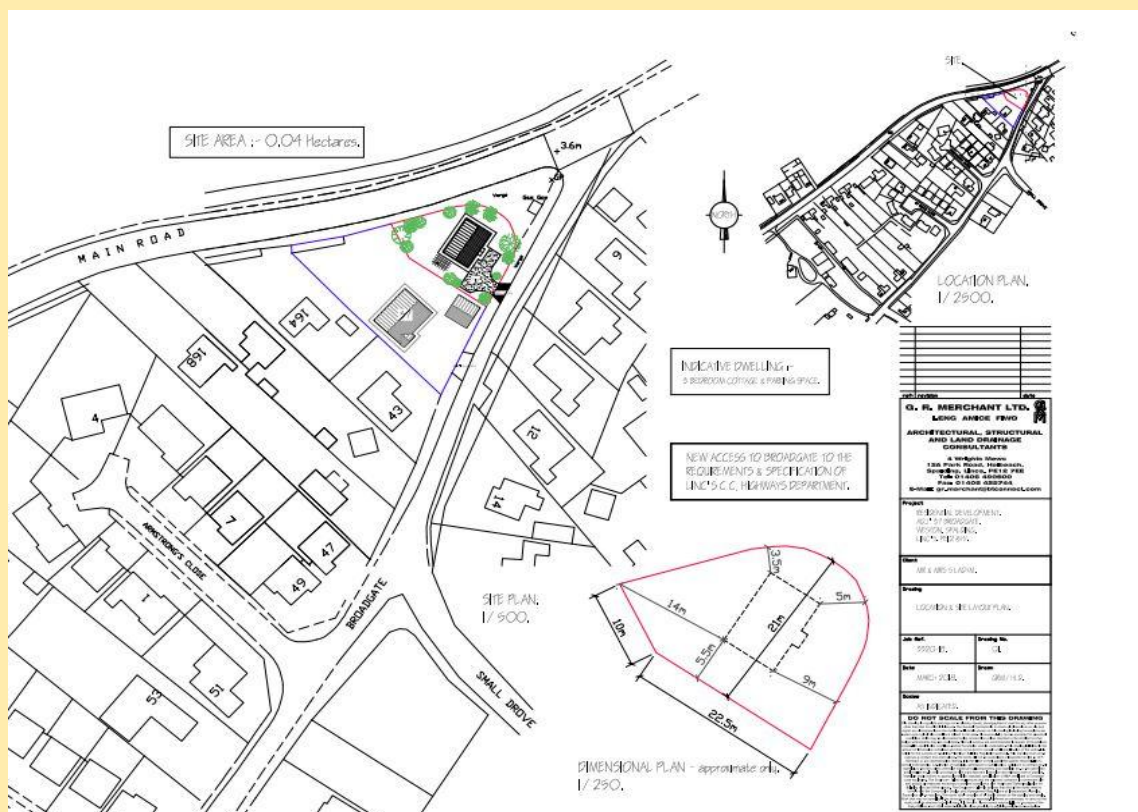
Plan Reproduced with permission from The Vendor
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GROUND FLOOR PLAN.



FIRST FLOOR PLAN.



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: S10

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

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www.longstaff.com

CONTACT / VIEWING

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