

COMMERCIAL LAND FOR SALE/TO LET

LAND ON THE NORTH SIDE OF CRADGE BANK ROAD
SPALDING PE11 3AF



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Mather Jamie, along with joint agents, Longstaff, are instructed by Tarmac (the Vendor) to market 1.20 acres (0.48 hectares) of commercial land (The Property). The Property has the potential for residential development (**subject to planning**) following a positive pre-application response from South Holland District Council.

FOR SALE/TO LET BY PRIVATE TREATY AS A WHOLE

OIEO £250,000

OR

OIEO £25,000 per annum



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Location

The Property is located on Cradge Bank Road which comprises of mainly trade counter occupiers surrounded by residential areas. Cradge Bank Road is situated just off the B1173 which provides direct access into Spalding, 2 miles to the north. Also located a short distance from the Property is the A16, which provides direct access to Peterborough, 18.8 miles to the south and to Boston, 16.4 miles to the north.

Description

The Property comprises of a serviced concrete yard with secure perimeter fencing and gated access. The site will be cleared of all plant and machinery before any sale.

Accommodation

1.20 acres (0.48 hectares).

Tenure

The Property is available freehold with vacant possession.

Price

OIEO £250,000 or available to lease for OIEO £25,000 per annum on new terms to be agreed.

Business Rates

Local Authority: South Holland
Period: 2020/2021
Rateable Value: TBC

Planning

We understand the premises have authorised planning consent under Class B2 of the Town and Country Planning (Use Classes) Order 1987.

Environmental

The Property falls within Flood Zone 2, an area with a medium probability of flooding.

There is a discharge consent (ref: PRNNF/4494) for the disposal of trade effluent derived from filtered and settled water from the washing out of concrete mixer vehicles and/or surface water from the yard area into a fen drain.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Land Registry Title

The Property is registered at Land Registry under title LL269878.

Method of Sale

The Property is offered for sale/to let by way of Private Treaty.

VAT

VAT will not be charged on any sale/letting.

Overage

There is an overage covenant for a 50% uplift on the value of the Property above the paid value for 80 years on the grant of planning permissions for the site. This is negotiable subject to use and value of an offer.

Anti-Money Laundering Policy

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

Boundaries

The Agents will do its best to specify the ownership of boundaries, hedges, fences and ditches, but will not be bound to determine these. The Purchaser will have to satisfy themselves as to the ownership of any boundaries.

Plans, Areas and Schedules

The plans are for reference only. The red lines on the photographs are for identification purposes only. The Purchaser shall be deemed to have satisfied him or herself as to the description of the property.

Viewing

Viewing of the Property is strictly by appointment only and interested parties are asked to contact Mather Jamie or Longstaffs in order to arrange access. The Vendor nor the joint agents accept any responsibility for Health and Safety of individuals when on the land.



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IMPORTANT NOTICE

All statements contained in these particulars are provided in good faith and believed to be correct, but Mather Jamie for themselves and the Landowner of this property for whom they act give notice that:-

- These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Mather Jamie have no authority to make or enter into any such offer or contract.
- All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Mather Jamie, for themselves or for the Landowner.
- None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and prospective purchasers must satisfy themselves by whatever means necessary as to the correctness of any statements contained within these particulars.
- The Landowner does not make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property, nor do Mather Jamie or any person in their employment have any authority to make, give or imply any such representation or warranty.
- This statement does not affect any potential liability under the Consumer Protection Regulations 2008. Particulars issued March 2021.