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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Residential Development Land

Spalding Road, Gosberton, Spalding, Lincolnshire PE11 4NP

FOR SALE : Guide Price - £675,000 Freehold

- Development Opportunity with Outline Planning Consent for an Indicative Scheme Showing a Layout of 38 Units
- Site Extends to About 1.7 Hectares (4.2 Acres)
- Central Established Residential/Commercial Location within Walking Distance of Village Centre and Amenities

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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

LOCATION

The property is positioned on the south side of Spalding Road and is centrally located in the village. The Co-operative Food Store / Post Office, Doctors' Surgery, Primary School, Church and amenities, as well as other village services, are all located very close by.

The site is situated in the village of Gosberton with access being south of Spalding Road (A152), within an established residential area. The site is within close proximity of Low Gate/Boston Road (B1397) which gives excellent access onto the A17 Newark to King's Lynn trunk road. The site is of manageable proportions and is situated in an established residential area within walking distance of all the village shops, Public House and Primary School. Gosberton itself is only 6 miles north of Spalding and 11 miles south of the historical port town of Boston, giving further extensive shopping facilities, primary and secondary schools, bus and train services giving access to London via Peterborough train station.

DESCRIPTION

The site is shown for identification purposes only, outlined in red on the plan (not to scale) included in these Particulars. The land is currently in use for agricultural production, albeit the occupants are aware of the sale for residential development. The site is a level site and runs behind an existing house and yard to the north and has adjacent houses to the west.

PLANNING CONSIDERATIONS

Outline Planning Consent has been granted for the residential development on the site for 38 dwellings with associated parking and garages - Planning Reference: H08-1216-17 dated 19th January 2019. Copies of the planning documents are available from the Agent's Spalding Office or alternatively a copy can be downloaded from South Holland District Council's website: www.sholland.gov.uk

The Planning Consent is granted subject to a Section 106 Agreement, which includes 'Affordable Housing'. The purchaser will be required to comply with all the Conditions of the granted Outline Planning Consent and will be responsible for all costs in connection with doing so. The purchaser will be responsible for submitting any further Reserved Matters or Full Planning Application for the dwellings to be constructed. The area of land having been successful in obtaining Outline Planning Permission currently includes an area on which is sited a portal framed shed and traditional agricultural brick buildings. It will be the responsibility of the purchaser to demolish and remove any buildings or structures on site.

A copy of the following documents are available by way of an 'Information Pack' from the Agent's Spalding Office:

- 1 Outline Planning Consent
- 2 Section 106 Agreement
- 3 Design & Access Statement
- 4 Flood Risk Assessment
- 5 Transport Assessment
- 6 Site Plan
- 7 Block Plan
- 8 Archaeological Report
- 9 Contamination Report

Any questions that may arise in respect of the planning consent, plans etc. should be addressed to:

Planning Department	:	South Holland District Council
CALL: 01775 764703	:	Email: planningadvice@sholland.gov.uk

OVERAGE

The Outline Planning Consent is for a development of 38 dwellings. Should a purchaser resubmit plans and be successful in obtaining Planning Consent for more than 38 dwellings, 40% of the net increase in land value is to be payable back to the Vendors.

SERVICES

All mains services are believed to be available in the road adjacent to the site. The Vendors, nor their Agents, do not make any warranty as to the availability of services and all interested parties should make their own enquiries direct with the relevant Utilities to confirm the availability and cost of providing the necessary services, which would be the responsibility of the purchaser.

VIEWING

By appointment only with the Agents - Call: 01775 765536

PLEASE NOTE : There will inevitably be rough surfaces and trip hazards within the site and neither the Vendors nor their Agents accept any liability for any damage to persons or property during viewing of the site and all parties view at their own risk.

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:

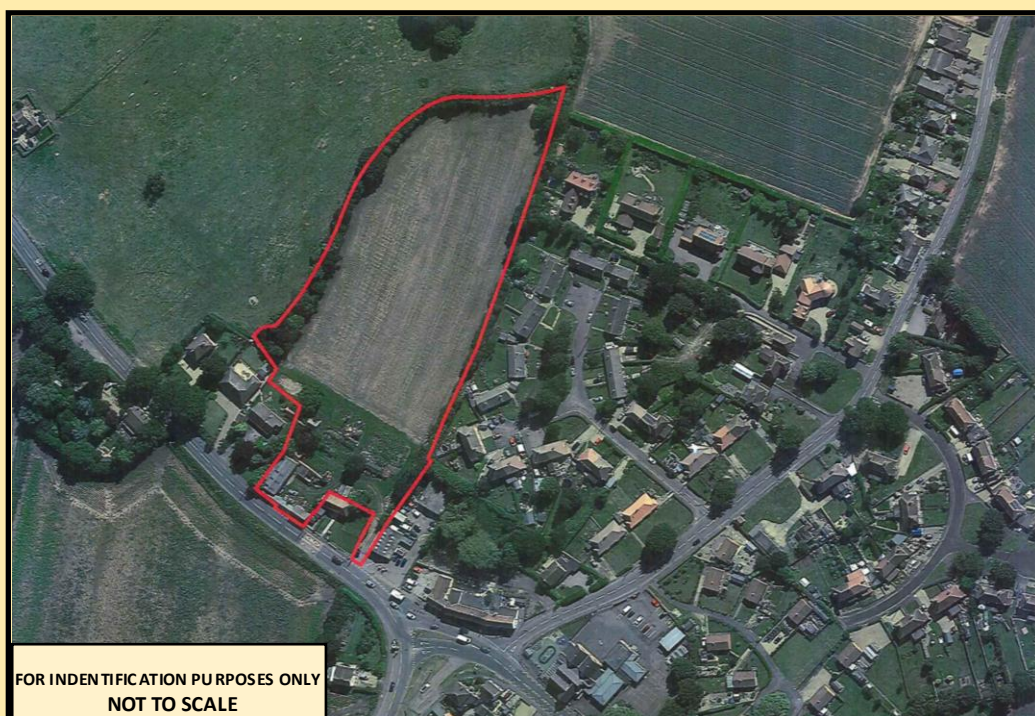
Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

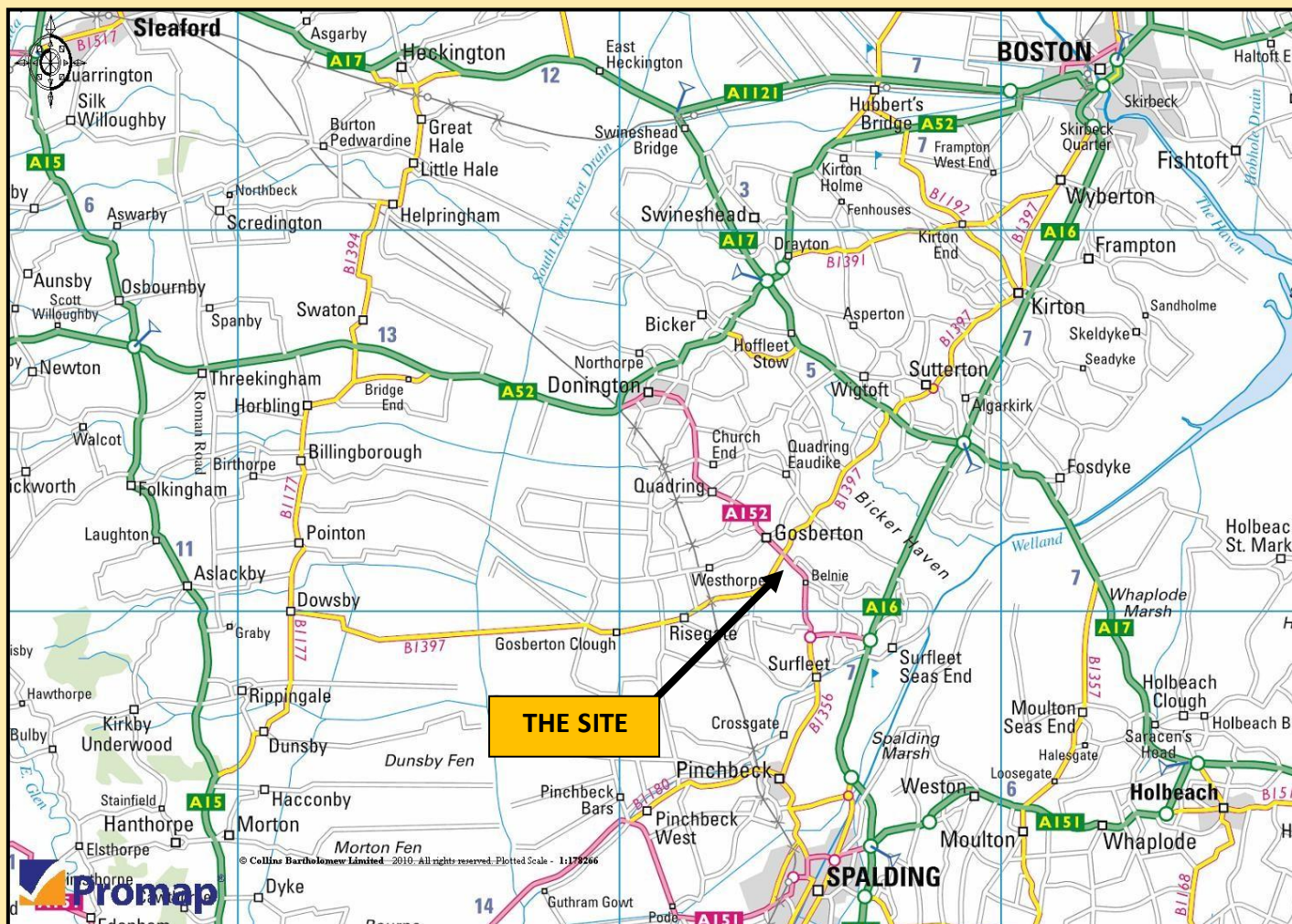
Electricity:

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

Gas:

Cadent Gas www.cadentgas.com Email: we care@cadentgas.com
CALL: 0800 389 8000





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: (S10295)

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.

CONTACT

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