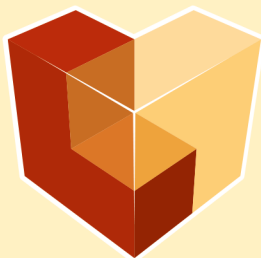


EST 1770



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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



BUILDING PLOTS

NORTH OF HIGHSTOCK LANE, GEDNEY HILL, SPALDING, LINCOLNSHIRE, PE12 0QG

FOR SALE : £110,000 PER PLOT

- Situated Close to the Centre of Gedney Hill Village
- Outline Planning Consent Granted for an Indicative Layout of 6 Dwellings
- Views over open countryside

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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



LOCATION

The site is situated on the north side of Highstock Lane in a rural location, just south-east of the Village of Gedney Hill.

Village amenities include a Primary School, Church and Golf Club, and further shopping facilities and Secondary Schools are located in the nearby towns of Spalding (14 miles) and Wisbech (11 miles). The city of Peterborough is located just 15 miles south-west. The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 people (2013 figures from South Holland District Council's website).

DESCRIPTION

The whole site extends to approximately 0.54 Hectares (1.33 Acres) and has direct frontage onto the adopted highway of Highstock Lane. The site offered for sale is shown edged red on the plans included in these Particulars (for identification purposes only). There are existing residential properties located immediately to the north-west and south-east boundaries of the site, and the rear of the site is open onto agricultural land to the north-east.

TENURE

Freehold with vacant possession upon completion.

SERVICES

It is believed that mains electricity and water are available for connection, however, neither the Vendors nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

There is no mains drainage available and will require the installation of private treatment per plot, as well as a soakaway for surface water drainage.

PLOT AVAILABILITY/DIMENSIONS (subject to measuring survey)

Plot 1 – SOLD

Plot 2 – SOLD

Plot 3 – SOLD

Plot 4 – UNDER OFFER

Plot 5 – SOLD

Plot 6 – SOLD

All information as to size of plots are approximate dimensions and subject to survey.

FURTHER PLOTS

There is 1 plot available in addition to those in these sales particulars to the south of Highstock Lane

PLANNING CONSIDERATIONS

Outline Planning Consent has been granted by South Holland District Council – Reference No: H07-0945-17, dated 4th December 2017 for the development of the site and the plans included in the Outline Planning Consent show an indicative site layout of 6 residential units. This outline planning consent included a planning condition limiting these dwelling to a maximum combined gross floor space of no more than 1000 square meters. Subsequently a further successful planning application was granted on 11th June 2019 – Reference No: H07-0285-19 to vary this condition in effect removing it.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consent is available from the Council's website: www.sholland.gov.uk or from the Agent's Spalding Office. Included in these Particulars is a copy of the plan determined on the Planning Application which shows the indicative layout for the outline application.

Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161

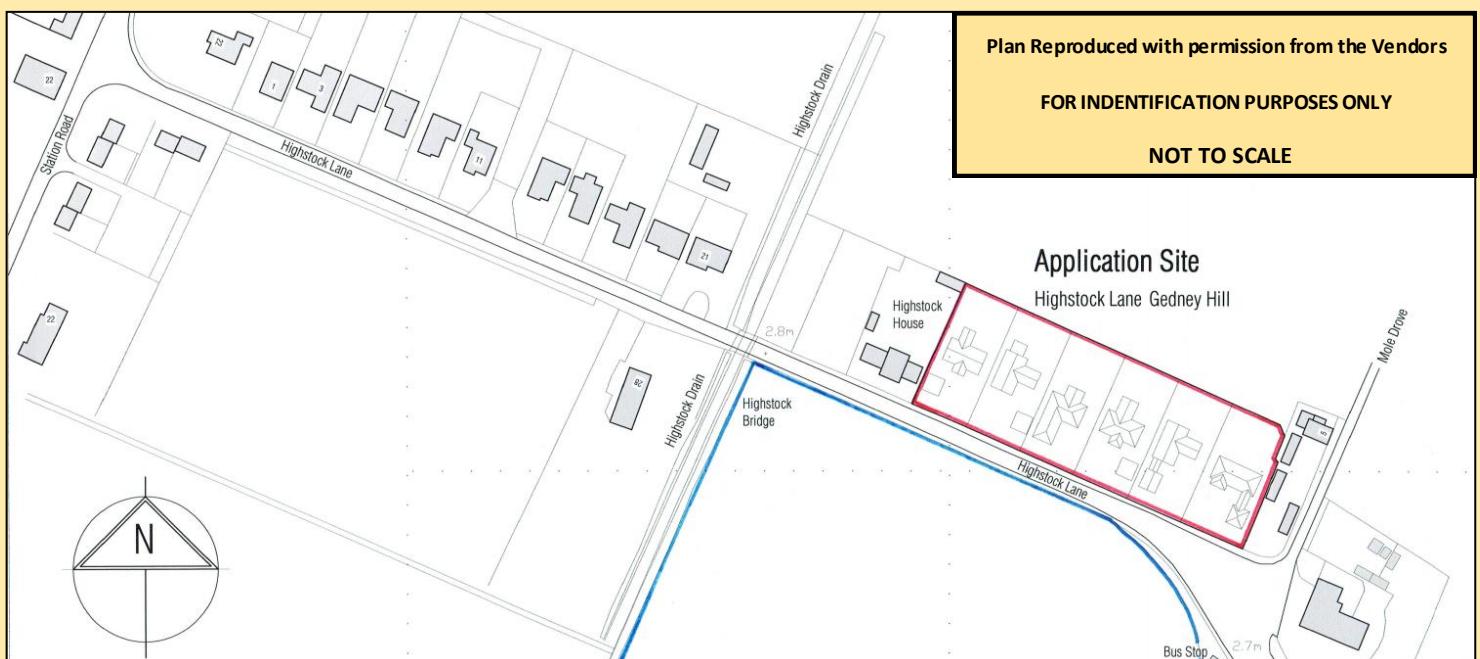
The purchaser will be responsible for fencing the boundaries of the plot.

INFORMATION PACK

Details of the following documents are available upon request: CALL – 01775 765536 /

EMAIL – commercial@longstaff.com

- Plans associated with the Planning Application
- Planning Consent
- Design and Access Statement





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, Toll End Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westempower.co.uk CALL: 0121 623 9007

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: (\$10342) (3/21)

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.

VIEWING

The property can be viewed with access from Old Main Road in normal daylight hours having a copy of these Particulars to hand.

NB: Parties view the site at their own risk. Neither the Vendors nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.

CONTACT

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