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## Residential Development Land

Off York Gardens, Gosberton, Spalding, Lincolnshire PE11 4HT

**FOR SALE : Guide Price - £1,500,000 Freehold**

- Development Opportunity of 'Allocated Housing site'. Just expired Outline Planning Consent for an Indicative Scheme Showing a Layout of 80 Units
- Site Extends to About 3.75 Hectares (9.27 Acres)
- Central Established Residential 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 site is situated in the village of Gosberton with access being from Welby Drive / York Gardens, an established residential area. The site adjoins Low Gate on its eastern boundary and, therefore, is within easy reach of village services and particularly Gosberton Medical Centre. 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.

## DESCRIPTION

The site is shown for identification purposes outlined in red on the plan (shown to a reduced scale) included in these Particulars. The site is currently in agricultural use, and has its existing entrance off Low Gate. The site is a level site and runs behind existing housing on two boundaries.

## PLANNING CONSIDERATIONS

The site is an 'Allocated Housing site' in the South East Lincolnshire Local Plan – adopted March 2019. Outline Planning Consent has just expired, having been granted for the residential development on the site for 80 dwellings with associated parking and garages - Planning Reference: H08-1154-16 dated 6.2.18. 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](http://www.sholland.gov.uk)

The just expired Planning Consent was granted subject to a Section 106 Agreement, which included an 'Affordable Housing' and Education contribution.

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 A copy of the Design & Access Statement
- 3 Flood Risk Assessment
- 4 Ecological Scoping Survey
- 5 Site Plan
- 6 General Plans
- 7 Block Plans

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](mailto:planningadvice@sholland.gov.uk)

## SERVICES

All mains services are believed to be available.

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.

## 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](mailto:wpdnewsuppliesmids@westpower.co.uk)  
CALL: 0121 623 9007

### Gas:

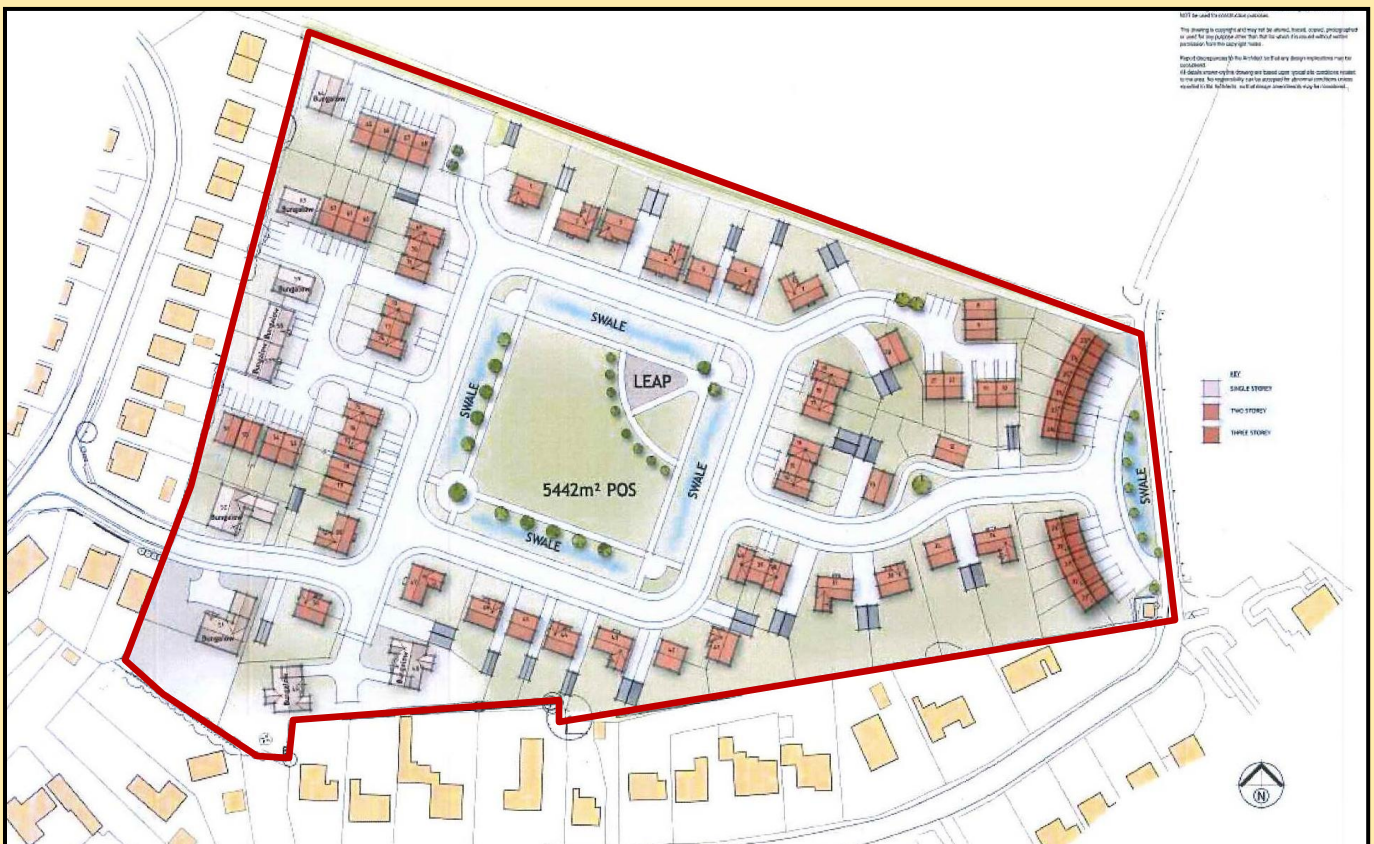
Cadent Gas [www.cadentgas.com](http://www.cadentgas.com) Email: [wecare@cadentgas.com](mailto:wecare@cadentgas.com)  
CALL: 0345 835 1111

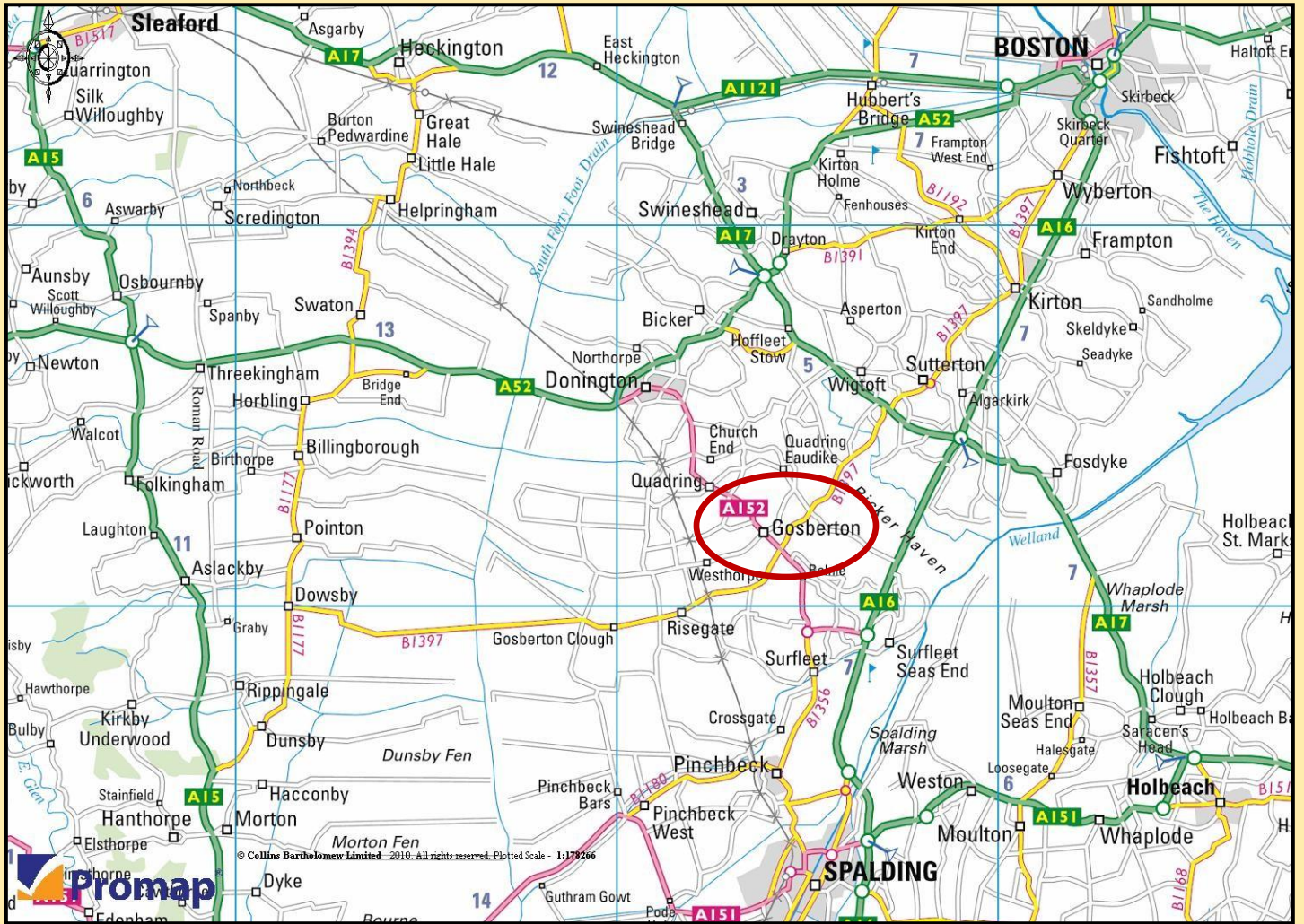
## METHOD OF SALE

The property is for sale by private treaty at a guide price of £1,500,000.

Such sites as this are becoming harder to find and, therefore, the sale affords the opportunity for a Developer to acquire a site within a central village location.

The Vendors would prefer to sell the property on an unconditional outright sale basis, however, they would consider conditional to planning offers, but would not be interested on a joint venture basis.





#### 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.

The Plans reproduced in these Particulars are by permission of the Vendors or Ordnance Survey under Licence. They are for identification purposes only and not to scale.

#### Ref: 11763 (S9907 – 3/20)

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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