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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Residential Development Land

Milestone Lane, Pinchbeck, Spalding, Lincolnshire PE11 3XX

FOR SALE : Guide Price - £950,000 Freehold

- Development Opportunity with Outline Planning Consent for an Indicative Scheme Showing a Layout of 38 Units
- Site Extends to About 1.87 Hectares (4.62 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 Pinchbeck with access proposed from Milestone Lane. The site also adjoins Crossgate Lane on its eastern boundary and Gallery Walk on its western boundary. It is, therefore, within easy reach of village services. The site is of manageable proportions and is situated in an established residential area within walking distance of all the village shops, Doctors Surgery, Public Houses and Primary school. Pinchbeck itself is only 2 miles from the main town of Spalding, with further extensive shopping facilities, Primary and Secondary Schools, Bus and Train Stations, giving access to London via Peterborough Train Station.

DESCRIPTION

The site is shown for identification purposes outlined in red on the plan (shown to a reduced scale) included in these Particulars. The buildings on the site are currently in use but the majority of the site is vacant, and has its existing entrances off Milestone Lane. The site is a level site and runs behind existing housing on two boundaries. Vacant Possession will be available on completion.

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: H14-1311-16 dated 11 September 2017. 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.

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

SERVICES

All mains services are believed to be available in the road, and mains water and electricity currently serve the buildings. 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: wecare@cadentgas.com

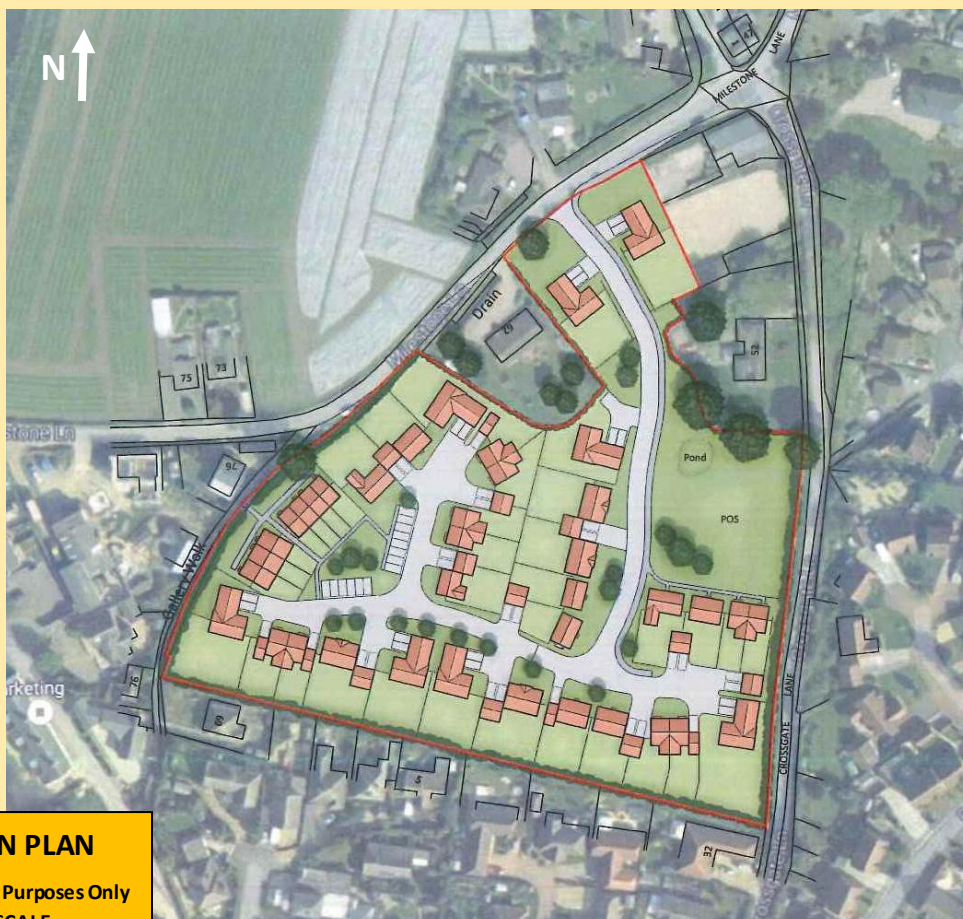
CALL: 0345 835 1111

METHOD OF SALE

The property is for sale by private treaty at a guide price of £950,000.

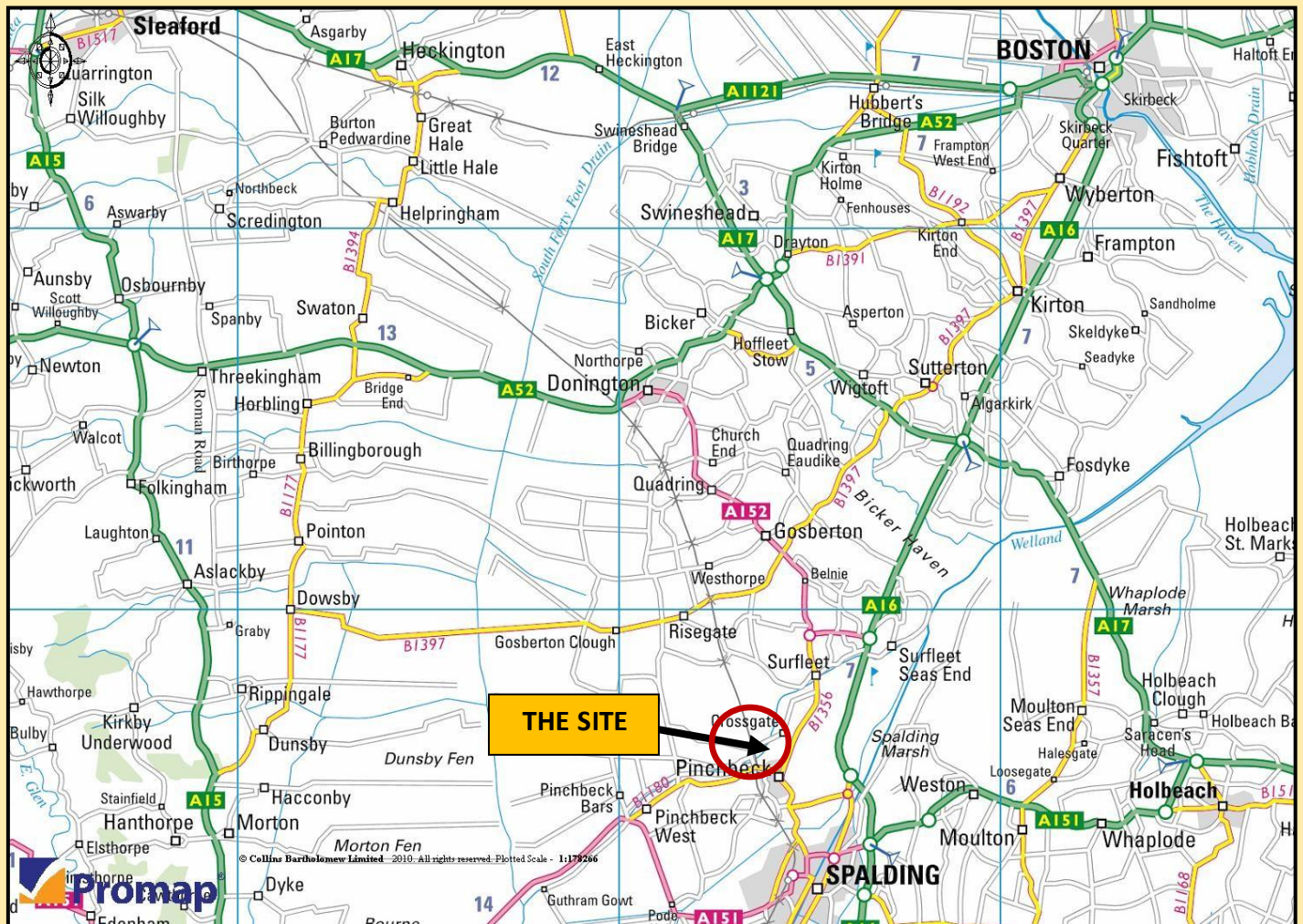
Such sites as this are becoming harder to find and, therefore, the sale affords the opportunity for a Developer to acquire a site within a central village location.

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.



LOCATION PLAN

For Identification Purposes Only
NOT TO SCALE



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: 12999 (S10277)

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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