

Disclaimer
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

Floor Plan



Area Map

Energy Efficiency Graph



Penny Hill Road

Holbeach, Spalding, PE12 7RT

Nestled on the sought-after Penny Hill Road in Holbeach, Spalding, this exceptional building plot presents a remarkable development opportunity for discerning investors and developers. The land is strategically located in a popular area, making it an attractive prospect for future luxury dwellings.

The vendors have obtained full planning permission for six exquisite units, designed to cater to modern living standards. The proposed development includes four units of the HTA style, each boasting a generous 1992 square feet of living space, alongside two units of the HTB style, offering a comfortable 1668 square feet. This thoughtful design ensures that each dwelling will provide ample room for families, with a focus on both style and functionality. Planning Ref HO9-0857-24

With its prime location and the promise of luxury living, this plot is poised to become a highly desirable residential community. The surrounding area is well-regarded, offering a blend of local amenities, schools, and transport links, making it an ideal choice for potential homeowners. This is a rare opportunity to invest in a promising development that is set to enhance the local landscape. Whether you are an experienced developer or looking to embark on a new project, this building plot on Penny Hill Road is not to be missed. Seize the chance to create a stunning residential development in a thriving community. *****The vendors would consider selling the plots 1,2 and 3 individually *****



Dimensions			
All dimensions shown are for the purposes of obtaining the relevant planning permission only.			
CDM 2015			
This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.			
A	JG	Red line amended in accordance with LPA request	11.11.24
Rev	By	Description	Date
Current revision checked by: -			
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Project Residential Development Penny Hill Road			
Drawing Proposed Site Plan			
Scale @ A3 As shown		Date 29/08/24	
Drawn By WW		Checked By LMS	

