

disclaimer important Notice: In accordance with the Property Misdescriptions Act 1991 (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, purchases or carpets or any other fixtures or fittings, service details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.petefororchard.co.uk/residents/housings/selective-licensing/selective-licensing-agreements>

Energy Efficiency Graph



Area Map



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 *****



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| 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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| Client | |
| Ben Dawson | |
| Project | |
| Residential Development Penny Hill Road | |
| Drawing | |
| Proposed Site Plan | |
| Scale @ A3 | Date |
| As shown | 29/08/24 |
| Drawn By | Checked By |
| WW | LMS |

