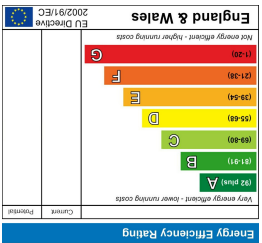


Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for

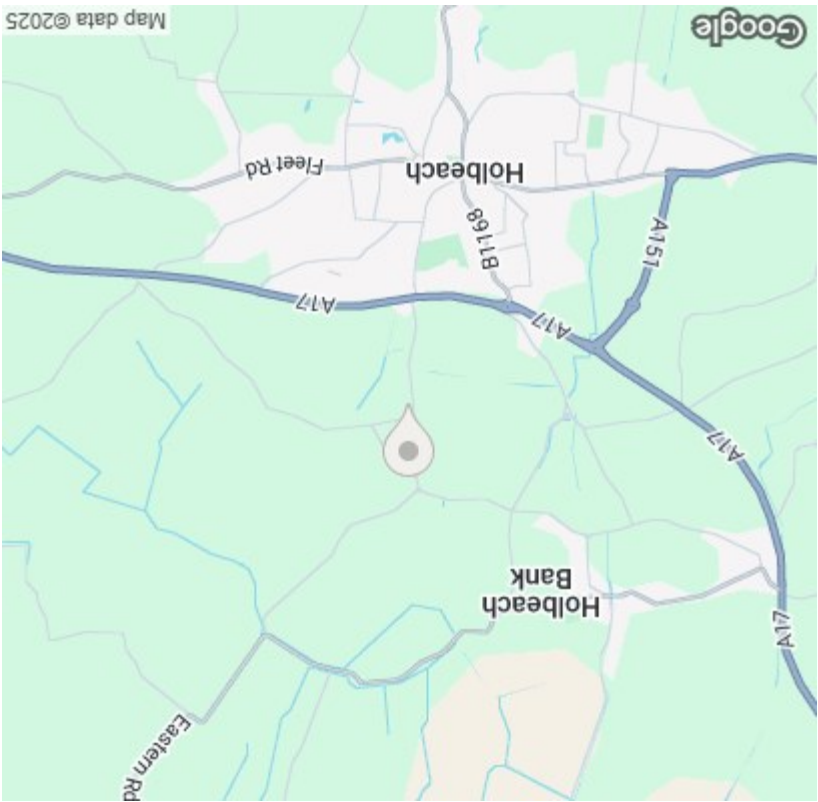
this property or require further information.

Please contact our City & County Estate Agents - Crowland Office

Viewing

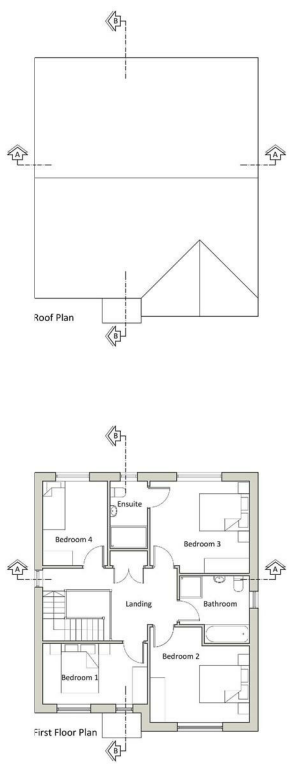


## Energy Efficiency Graph



## Area Map

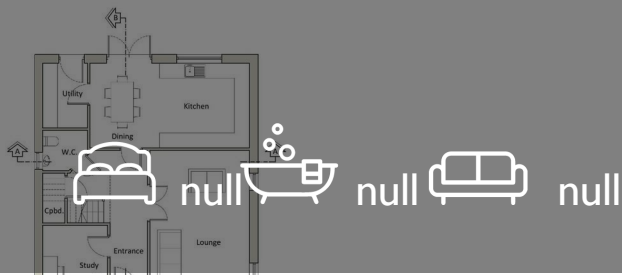
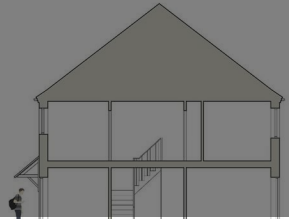
## Floor Plan



GIA, 155 sq. m. (1668 sq. ft.)

Penny Hill Road  
Holbeach, Spalding, PE12 7RT

**£95,000 - Freehold , Tax Band -**



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Web: [www.rdc-landplan.co.uk](http://www.rdc-landplan.co.uk)

**Client**  
Ben Dawson

**Project**

Penny Hill Road

Holbeach, Spalding, PE12 7RT

Situated on the desirable Penny Hill Road in Holbeach, near Spalding, this remarkable opportunity offers six building plots, each with full planning permission. This prime location is perfect for those wishing to construct their dream home in a lively residential area.

This plot encompasses a generous 1668 square feet of accommodation, thoughtfully designed to cater to modern living. Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient cloakroom and a versatile study, ideal for home working or quiet reflection. The spacious living room provides an inviting space for relaxation and entertainment, while the kitchen diner, complete with a separate utility room, is perfect for family gatherings and culinary pursuits. The first floor features a spacious landing that leads to four well-proportioned bedrooms. The master bedroom is a true highlight, boasting an en-suite bathroom for added privacy and convenience. A separate family bathroom serves the remaining bedrooms, ensuring ample facilities for all. Outside, the property benefits from a private driveway leading to a carport, providing secure parking. To the rear, an enclosed garden space offers a tranquil retreat, perfect for outdoor activities or simply enjoying the fresh air. Roads and all service ducting are included.

This is a rare chance to secure a prime building plot in a sought-after location, making it an ideal investment for those looking to create a bespoke home tailored to their needs. Don't miss out on this exceptional opportunity to build your future in Holbeach. There is an option to buy plots one, two and three for £299,000.



Entrance Hall

Study

Lounge

WC

Kitchen Diner

Utility Room

Landing

Bedroom One

Bedroom Two

Bathroom

Bedroom Three

En-Suite To Bedroom Three

Bedroom Four

EPC - Exempt  
Building Plot

Tenure - Freehold

DRAFT DETAILS AWAITING  
VENDOR APPROVAL