

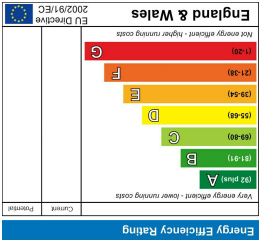
Disclaimer  
Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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.

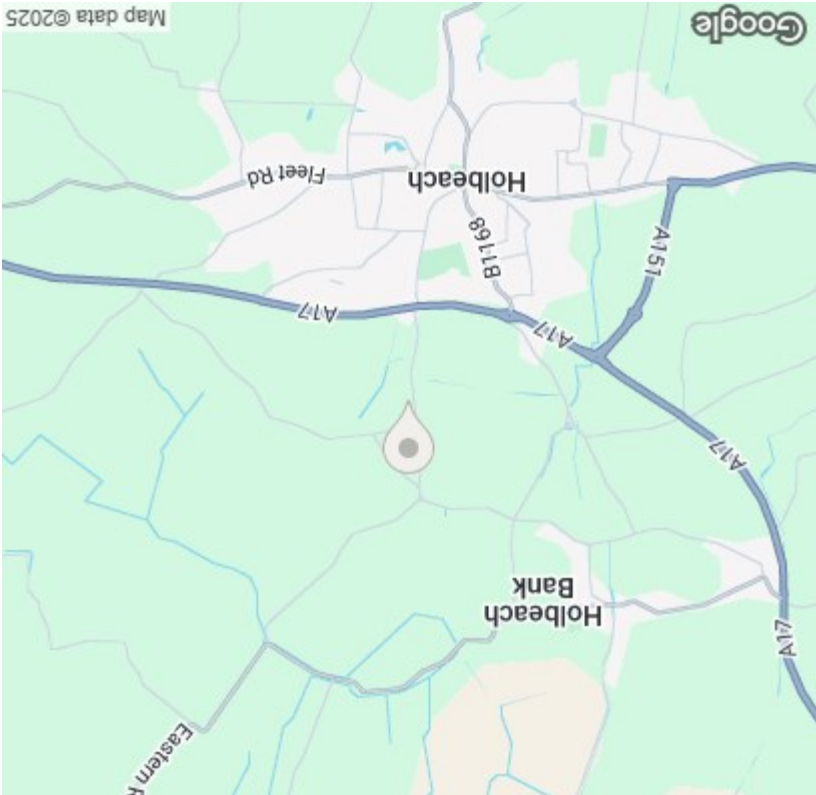
Viewing



Floor Plan



Energy Efficiency Graph



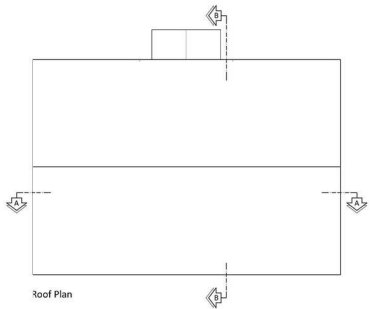
Area Map



Front Elevation



Side Elevation



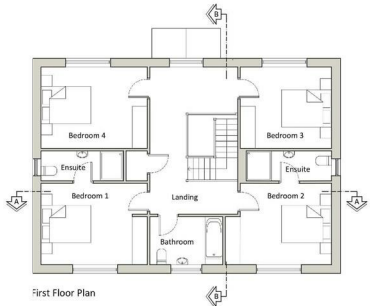
Roof Plan



Rear Elevation



Side Elevation

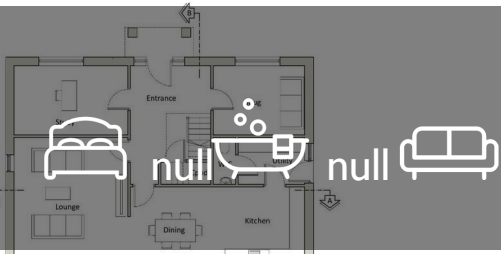
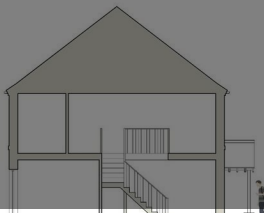


First Floor Plan

GIA, 185 sq. m. (1992 sq. ft.)

Rev Description Date

Penny Hill Road  
Holbeach, Spalding, PE12 7RT  
£110,000 - Freehold , Tax Band -



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Project  
Residential Development

Penny Hill Road

Holbeach, Spalding, PE12 7RT

Nestled on the sought-after Penny Hill Road in Holbeach, near Spalding, this exceptional opportunity presents six building plots, each with full planning permission. This prime location is ideal for those looking to create their dream home in a vibrant residential area.

The proposed design for each plot encompasses a generous 1192 square feet of detached accommodation. Upon entering, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor features a convenient cloakroom, a snug for relaxation, and a separate study or office, perfect for those who work from home. The heart of the home is undoubtedly the fabulous open-plan kitchen, dining, and living area, which boasts bi-folding doors that seamlessly connect the indoor space to the enclosed rear garden, creating an inviting atmosphere for entertaining and family gatherings. Venturing upstairs, you will find a galleried landing that leads to four well-proportioned bedrooms. Two of these bedrooms benefit from their own en-suite bathrooms, providing a touch of luxury and privacy. Additionally, a family bathroom serves the remaining bedrooms, ensuring ample facilities for all.

Each plot comes with its own private driveway leading to a carport, offering convenience and security. The enclosed rear garden provides a tranquil outdoor space, perfect for enjoying the British sunshine or hosting summer barbecues. Roads and all service ducting are included.

This is a rare chance to acquire a building plot in a desirable location, with the potential to create a stunning family home tailored to your specifications. Don't miss out on this fantastic opportunity to invest in your future. There is an option to buy plots one, two and three for £299,000.

Entrance Hall

Study

Snug

Open Plan Lounge Diner Kitchen

Utility Room

WC



Notes

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Ordnance Survey  
© Crown Copyright

Dimensions  
All dimensions should be obtained from the rele

CDM 2015  
This drawing is for obtaining the rele  
should not be use  
risk identification  
Management) Reg  
undertaken.

Rev	By	Current revision c
A	JG	Red li accor

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Client  
Ben Dawson

Project  
Residential Dev  
Penny Hill Road

Drawing  
Proposed Site P

Scale @ A3  
As shown

Drawn By  
WW

Job Number  
1514-6

Drawing No.  
1514-6\_FP

Landing

Bedroom One

En-Suite To Bedroom One

Bathroom

Bedroom Two

En-Suite To Bedroom Two

Bedroom Three

Bedroom Four

EPC - Exempt  
Building Plot

Tenure - Freehold

DRAFT DETAILS AWAITING  
VENDOR APPROVAL