



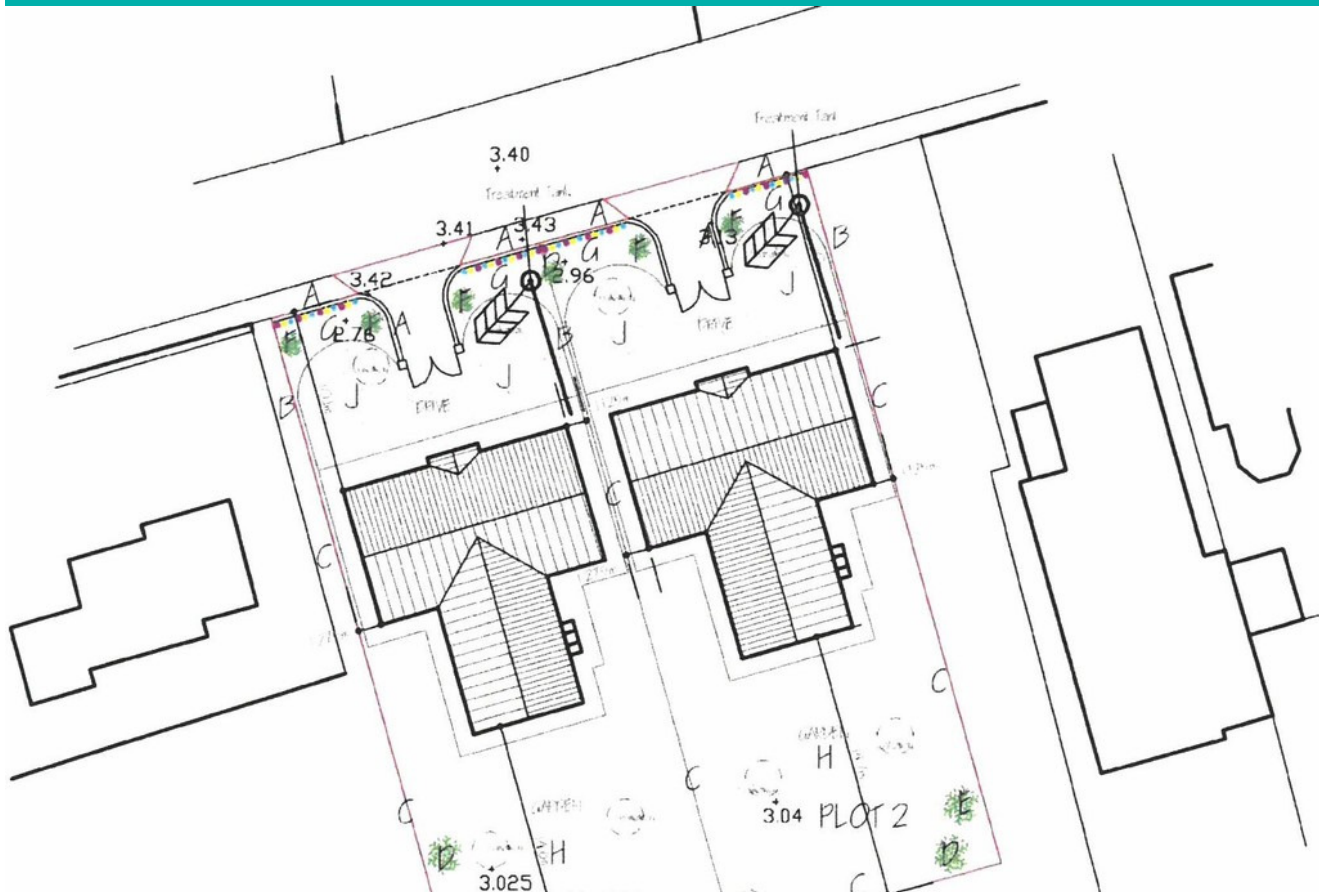
# MAXEY GROUNDS

development@maxeygrounds.co.uk

01945 428830

Development

## £100,000



Ref: 24049E

**Plot 2 adj Waymond, Main Road, Gedney Drove End, Spalding, Lincolnshire PE12 9PA**

An individual building plot with full planning consent for the erection of a 4-bedroom three storey detached house with far reaching views over the surrounding countryside in a pleasant rural location in South Lincolnshire. Adjacent plot available by separate negotiation





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**LOCATION** The plot is pleasantly situated in Gedney Drove End, a village in the civil parish of Gedney and the South Holland district of Lincolnshire. It is 40 miles south-east from the city and county town of Lincoln, and 12 miles (20 km) from both Boston to the north-west and King's Lynn to the south-east with easy access to the North Norfolk coast. The village is situated within Gedney Marsh, approximately 5 miles north-east from the parish village of Gedney and 1 mile from the south-west shore of The Wash estuary. The village hosts the Gedney Drove Primary School and the public house 'The Rising Sun' on Marsh Road. Additionally, the village hall, shared with the neighboring hamlet of Dawsmere, is located on Dawsmere Road. To the north of the village, on the bank of The Wash, an infantry blockhouse from the Second World War can be found. Further south-east off Marsh Road, there is a "Type 23 three-bay concrete anti-aircraft pillbox". The village also boasts evidence of post-medieval settlement and an extant Methodist chapel dating to 1885. Additionally, the site of a former corn tower mill lies to the north of the village center, although it ceased to exist by 1953. In summary, Gedney Drove End is indeed a village rich in history and surrounded by picturesque landscapes.

**PLANNING** Full Planning Consent was granted by South Holland District Council for the Erection of two dwellings with garages under reference H06-0744-22 dated 27<sup>th</sup> September 2022. A subsequent application to modify the previously approved plans was granted under reference H06-1201-22 dated 7<sup>th</sup> February 2023.

A copy of the consents and approved plans is available for inspection at our Wisbech office or on the planning section of the Council's website.

The approved plans provide for a detached 4-bedroom three storey house on each of the two plots which are now offered For Sale. The detailed plans provide for two Garages, Utility Room, WC and Store on Ground Floor, Kitchen/Diner, Lounge with folding doors to Juliet Balcony giving views over the extensive Fenland landscape, Master Bedroom with En-suite and WC to First Floor and Three Bedrooms each with En-suite to Second Floor

**MEASUREMENTS** Each Plot has a frontage of 15.3m (STMS) and a Maximum Depth of 40.0m (STMS). The land will be sold as marked on site.

**SERVICES** Mains electricity is understood to be available for connection. Mains water is already connected to each plot. Private drainage system to be installed for each property. Prospective Buyers are advised to make their own enquiries of the relevant utility companies.

**ACCESS** Each plot will have an individual access from Main Road, to be constructed by the Buyer.

**FENCING** Each Buyer will be responsible for fencing their boundaries to the specification set out in the planning consent.

**POSSESSION** Vacant possession upon completion of the purchase.

**METHOD OF SALE** Plot 2 is the eastern part of the land that was granted consent. The plot is offered individually or together with Plot 1 if desired. The plots are offered For Sale Freehold with registered title.

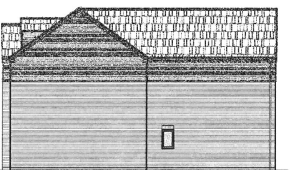
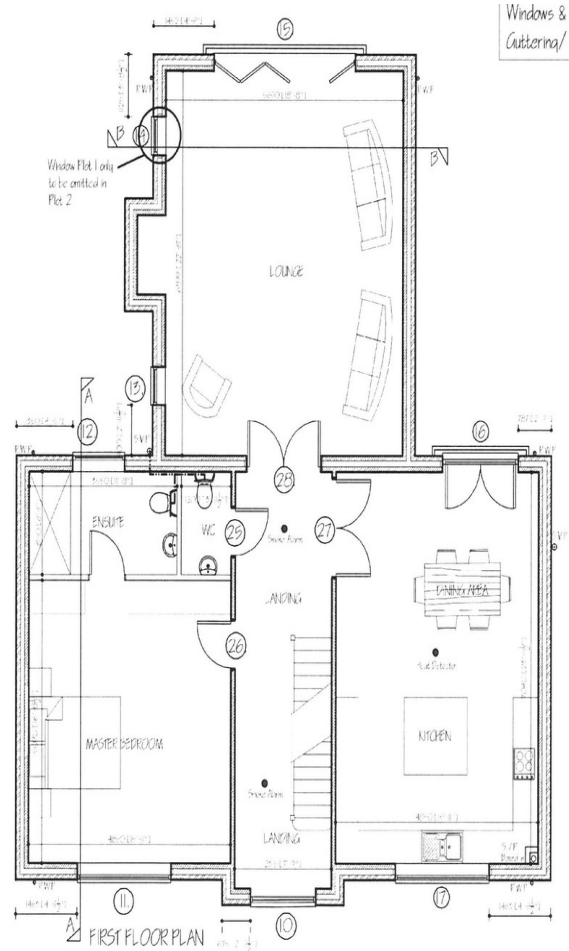
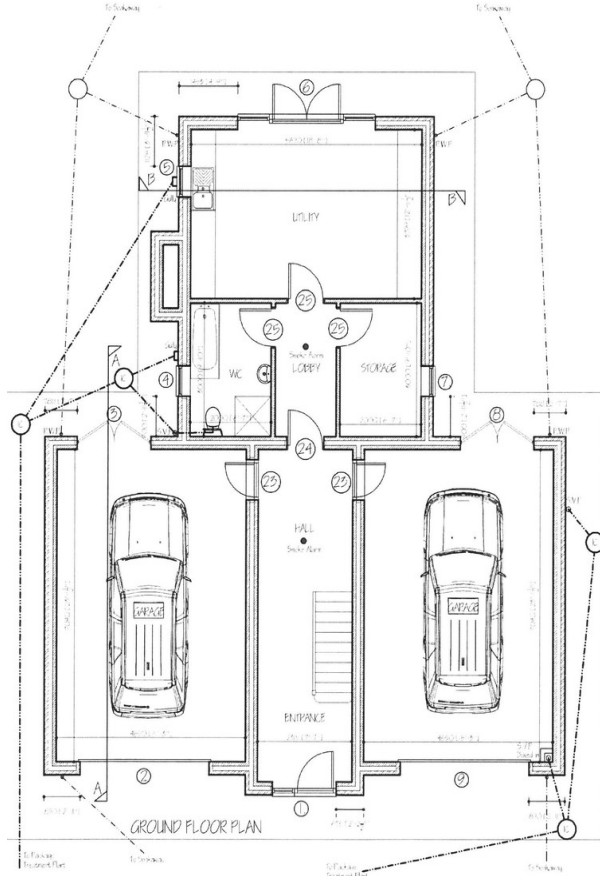
**VIEWINGS** The plots can be viewed from the public highway. If you would like to access the site, please contact the Wisbech Professional Office on 01945 428830. Further details available from Alan Faulkner [afaulkner@maxeygrounds.co.uk](mailto:afaulkner@maxeygrounds.co.uk)

**DIRECTIONS** From Wisbech head north on the A1101 to Long Sutton. Cross over the A17 at the roundabout and proceed into Long Sutton on the B1359. At the T junction turn left and then take the first right onto Roman Bank. Continue through Long Sutton and out along Lutton Bank and Black Barn. At the T junction (after approximately 3.5 miles) turn right onto the B1359 heading to Gedney Drove End. The property can be found on the right hand side as you come into the village. What3Words: ///pickup.flood.inclines

**PARTICULARS PREPARED** 12<sup>th</sup> April 2024



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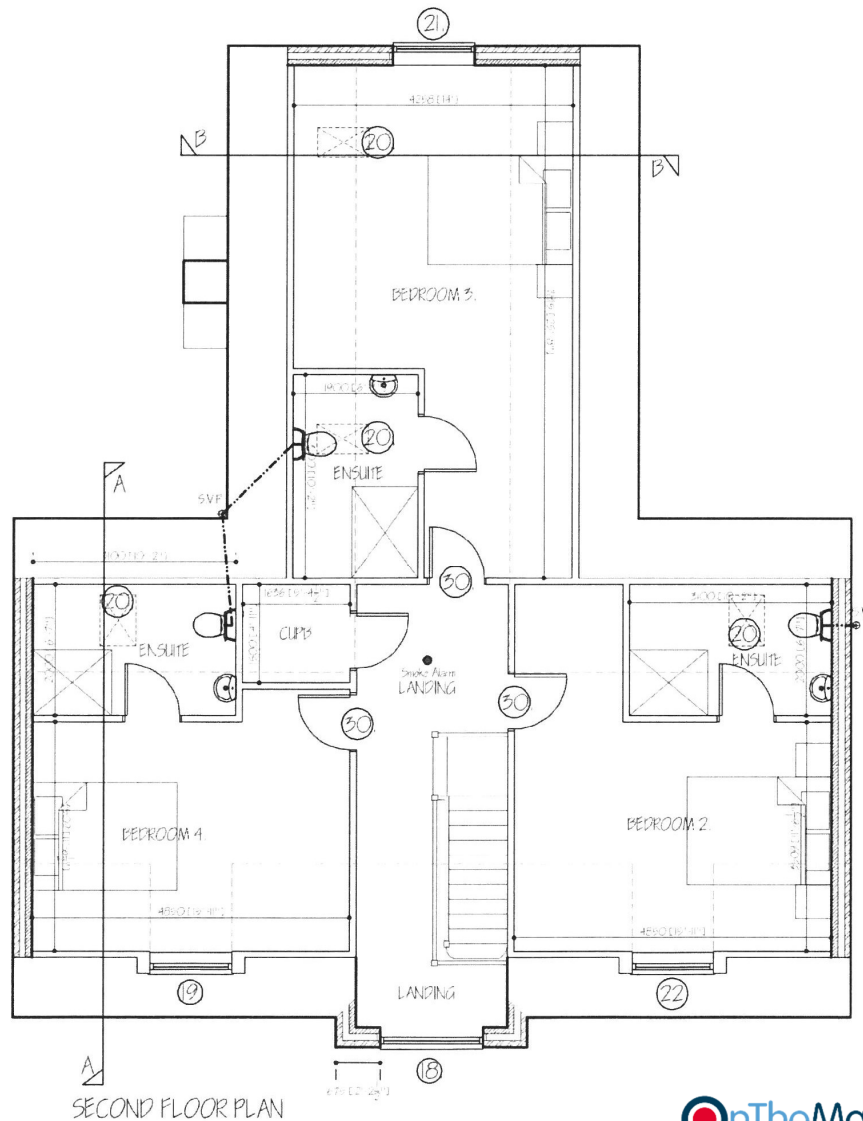


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Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.