



MAXEY GROUNDS

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01945 428830

Development

£125,000



Ref: 25169E

**Building Plot at Stockwell Gate North,
Whaplode, Spalding, Lincolnshire
PE12 6WH**

An individual Building Plot with the benefit of Outline planning permission for the erection of a single dwelling in a pleasant rural location on the edge of the South Lincolnshire village of Whaplode.





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LOCATION The site is pleasantly located on the edge of the South Lincolnshire village of Whaplode lying approximately 1.5 miles west of Holbeach, and 5 miles east of Spalding, the administrative centre of South Holland District. The village of Whaplode benefits from a number of amenities including a range of village shops, petrol station and hot food outlets. Spalding and Holbeach provide further extensive shopping facilities and Primary and Secondary Schools.

The area is well served by regional and national transport links. The A151 passes through Whaplode and gives road access to Peterborough, Boston, Stamford, Lincoln and Newark. The popular North Norfolk coastal region is only one and a half hours drive away.

Spalding benefits from a regional bus service to the major regional centres as well as the local villages. Spalding lies on the Peterborough to Lincoln rail network with regular trains. King's Cross train station is served by regular high-speed services with journey times from as little as 52 minutes from Peterborough.

PLANNING Outline Planning Consent for the erection of a two-storey dwelling was granted by South Holland District Council under reference H23-0255-24 dated 15th May 2024. A copy of this consent is available for inspection at our offices or on the planning section of the Council's website. The plot being sold is slightly larger than the area covered by this consent.

MEASUREMENTS

Frontage	18.6m
Maximum Depth	34.3m

The above measurements are approximate and the plot is sold as marked on site.

SERVICES Mains electricity and water are understood to be available for connection in the vicinity of the plot. The Buyer will be required to install their own private drainage system. Prospective Buyers should make their own enquiries of the relevant drainage authority and utility companies.

ACCESS The plot will be accessed via an individual private driveway from Stockwell Gate North, the construction of which is the responsibility of the Buyer.

FENCING The Buyer will be responsible for fencing the southern and western boundaries of the plot.

POSSESSION Vacant possession upon completion of the purchase.

VIEWINGS Strictly by appointment with the Agent due to the presence of livestock. For further information please contact Alan Faulkner. The Health and Safety of those viewing is the responsibility of the individual undertaking the viewing. Neither the Seller nor the Agent accept any responsibility for damage or injury to persons or property as a result of viewing the property and parties do so entirely at their own risk.

AGENT'S NOTE The plot is part of a larger parcel of land which is subject to a restrictive covenant in favour of The Crown Estate Commissioners. The costs associated with varying this covenant will be borne by the Seller.

DIRECTIONS

From the centre of Holbeach proceed west along Spalding Road. Continue straight on at the roundabout along Spalding Road (A151). Continue into Whaplode and turn right at Baytree Car Sales onto Stockwell Gate. Continue on to Stockwell Gate North where the plot can be found on the left hand side. What3Words: ///puzzled.lush.acoustics

PARTICULARS PREPARED 19th August 2025

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For Identification Purposes Only – Do Not Scale



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ASK FOR DETAILS OF HOW WE CAN HELP YOU

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