

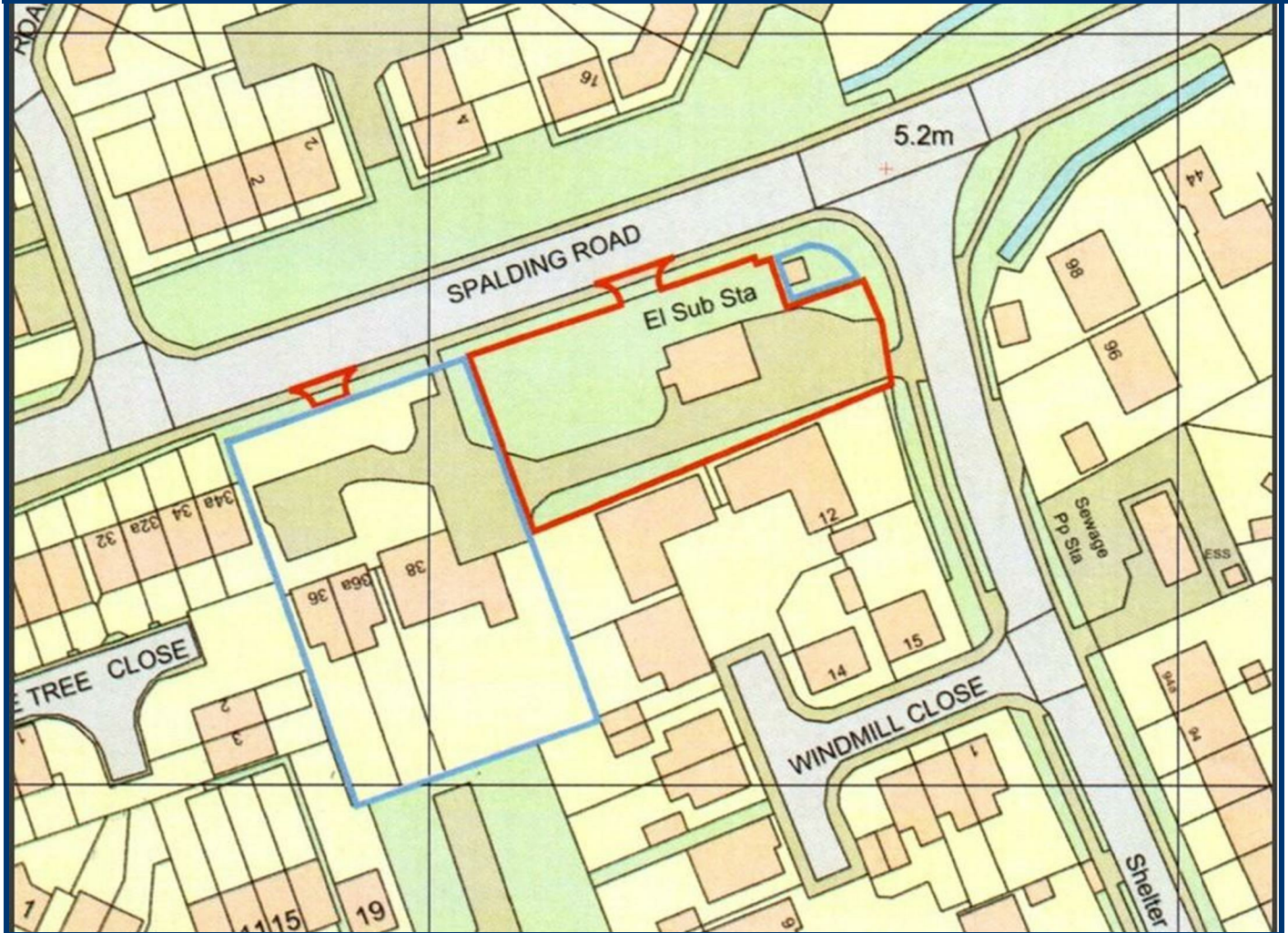
# Richardson

**CHARTERED SURVEYORS**

Residential Development Site  
Spalding Road, Deeping St. James  
Peterborough, PE6 8NJ

**FOR SALE**

**GUIDE PRICE £425,000**



- Residential Development Site
- Planning Permission Granted
- Road Frontage
- 0.28 Acres (0.11 Hectares)

**Sheep Market House, Stamford, PE9 2RB**



[www.richardsonstateagents.co.uk](http://www.richardsonstateagents.co.uk)

**01780 762433**

## **LOCATION**

The site is located to the east of 38 Spalding Road, Deeping St James, approximately one mile east of Market Deeping and nine miles north of Peterborough.

## **DESCRIPTION**

The site, which is level, currently comprises a former agriculture workshop building. It is surrounded by existing residential development.

## **PLANNING PERMISSION**

Outline planning permission was granted by South Kesteven District Council on 31st May 2023 for the erection of up to six dwellings and associated access, including a new access point for the three adjoining properties (36, 36a and 38 Spalding Road), following demolition of an existing agricultural building (access for approval only, all other matters reserved).

The planning reference is S22/2243

## **SERVICES**

Mains water and electricity are connected to the property. Mains gas and drainage are believed to be available to the site subject to the normal connection consents.

## **NEW ACCESS FOR ADJOINING PROPERTIES**

It will be a condition of sale that the purchaser of the development site also provides and constructs the new access point for numbers 36,36a and 38 Spalding Road as shown coloured red on the plan included in these sales particulars.

## **VIEWING**

By prior appointment with the joint selling agents as detailed below.

## **ANTI MONEY LAUNDERING**

The buyer(s) will be required to provide proof of identity and address to the seller's agent once an offer has been submitted and accepted and prior to solicitors being instructed.

## **JOINT SELLING AGENTS**

Stephen Knipe & Co

1a Abbey Road

Bourne

Lincs

PE10 9EF

Telephone: 01778 421900

Elizabeth Allen Land Agents Ltd

Cradge Farm

Langtoft Fen

Lincs

PE6 9QB

Telephone: 07852 282716 or 07931 336767



**IMPORTANT NOTICE** - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Richardson has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Richardson, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**MEASUREMENTS AND OTHER INFORMATION** - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

**MONEY LAUNDERING REGULATIONS** - Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.

**PLANS** - The plans included are based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES100003856). The plans are published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.