



Barrier Bank,Cowbit Spalding PE12 6AL

welcome to

Barrier Bank, Cowbit Spalding

**** DEVELOPMENT OPPORTUNITY **** This is an amazing opportunity to acquire a three bedroom detached bungalow with the potential of three building plots. Planning permission for one five bedroom detached home & planning permission for two four bedroom detached properties



Planning Reference

Planning information can be found at South Holland District Council website with REF: H01-0731-22

Plot One

Detached four bedroom home with kitchen, family dining room, lounge, study, utility, en suite to master. Off road parking and single garage

Plot Two

Detached four bedroom home with kitchen breakfast, dining/orangery, lounge, utility, study, en suite to master, off road parking and single garage.

Plot Three

Detached four bedroom with kitchen/family room, dining area, lounge, utility, master with en suite and dressing room, off road parking and double garage



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welcome to

Barrier Bank, Cowbit Spalding

- THREE RESIDENTIAL BUILDING PLOTS
- FANTASTIC DEVELOPMENT OPPORTUNITY
- OUTLINE PLANNING
- INVESTMENT OPPORTUNITY
- POPULAR VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£360,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SDG112635 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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