



MAXEY
GROUNDS

agricultural@maxeygrounds.co.uk

01945 428830

Agricultural

OIRO £50,000



Ref: 21082

**Land North of 152 New Road,
Sutton Bridge, Spalding, Lincolnshire
PE12 9QA**

A rare opportunity to acquire 0.67 Acre (STMS) of Strategic land with potential for a number of uses (STP) on the north side of Sutton Bridge, Lincolnshire. The land lies adjacent to residential development and adjoins leisure usage with industrial use in close proximity. The land is being sold **without** a Development Uplift Clause.





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LOCATION AND ACCESS The land is located north of 152 New Road, Sutton Bridge and is accessible from the adopted highway known as New Road.

DESCRIPTION A single enclosure of arable land, currently uncropped, and extending in total to approximately 0.273 Hectare (0.674 Acre) (Subject to Measured Survey).

PLANNING There are currently no planning applications associated with the land. The land is immediately adjacent to residential development and its southern border abuts the driving range for Sutton Bridge Golf Course. The Port of Sutton Bridge (with its associated industrial usage) lies on the eastern side of the driving range. The land is offered For Sale **without** a Development Uplift Clause.

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BOUNDARIES The plan is for illustrative purposes only. The purchaser will be deemed to have full knowledge of all boundaries.

BASIC PAYMENT SCHEME The land is offered For Sale without the benefit of Basic Payment Scheme entitlements.

OUTGOINGS The land falls within the boundaries of the South Holland Internal Drainage Board. Interested parties are advised to make their own enquiries of the South Holland Internal Drainage Board.

Offices at March and Wisbech

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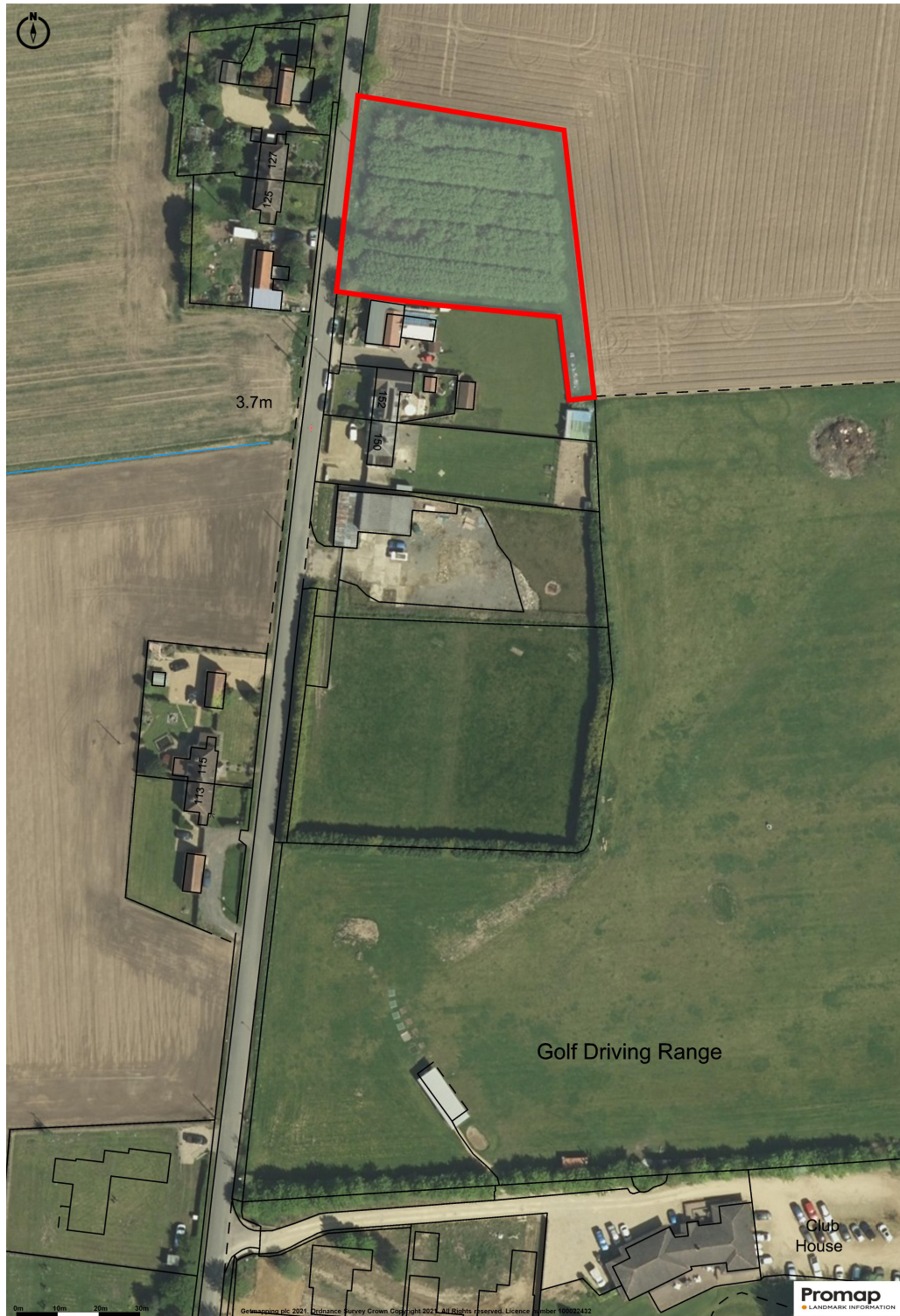
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PARTICULARS PREPARED 24th May 2021



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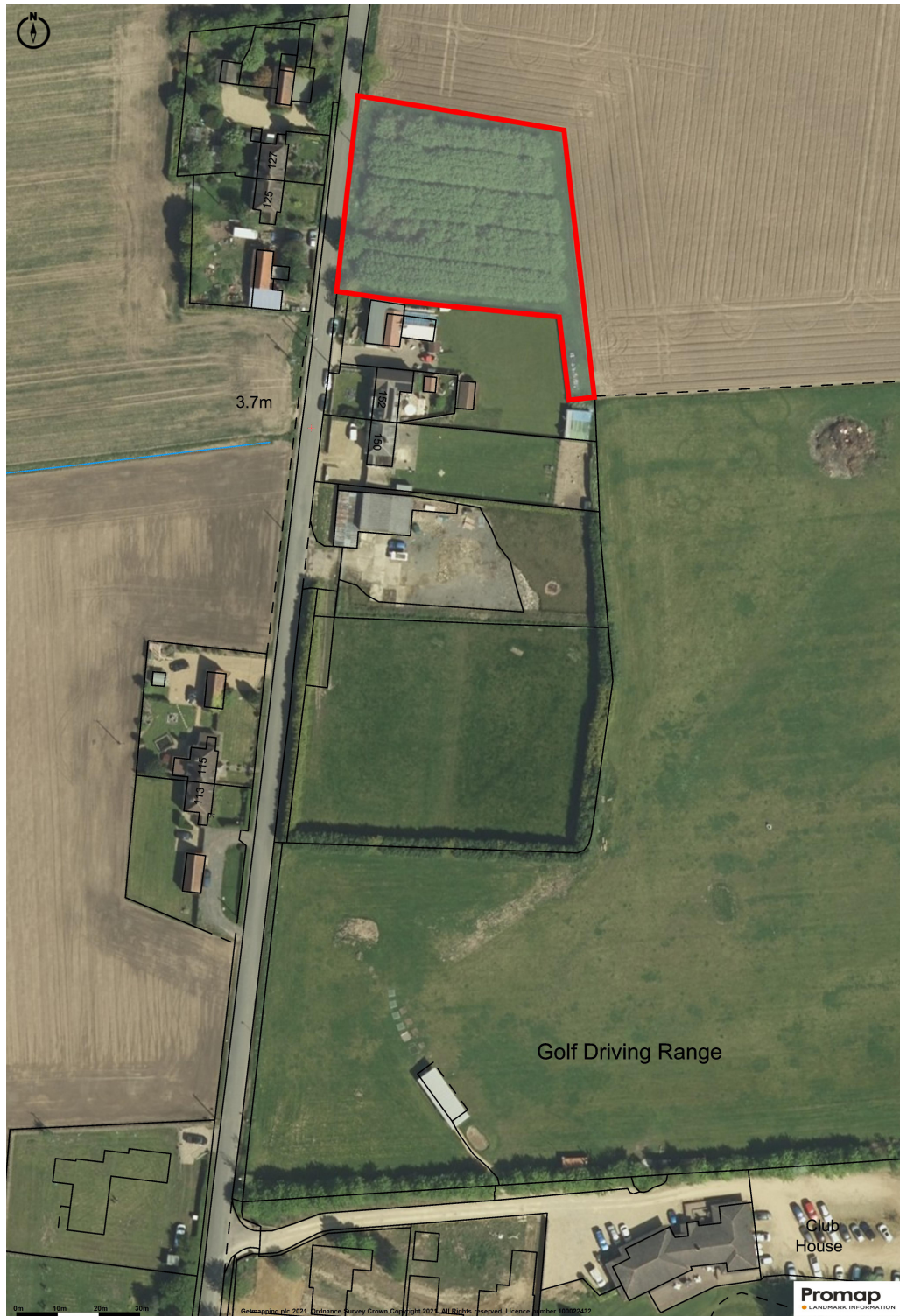
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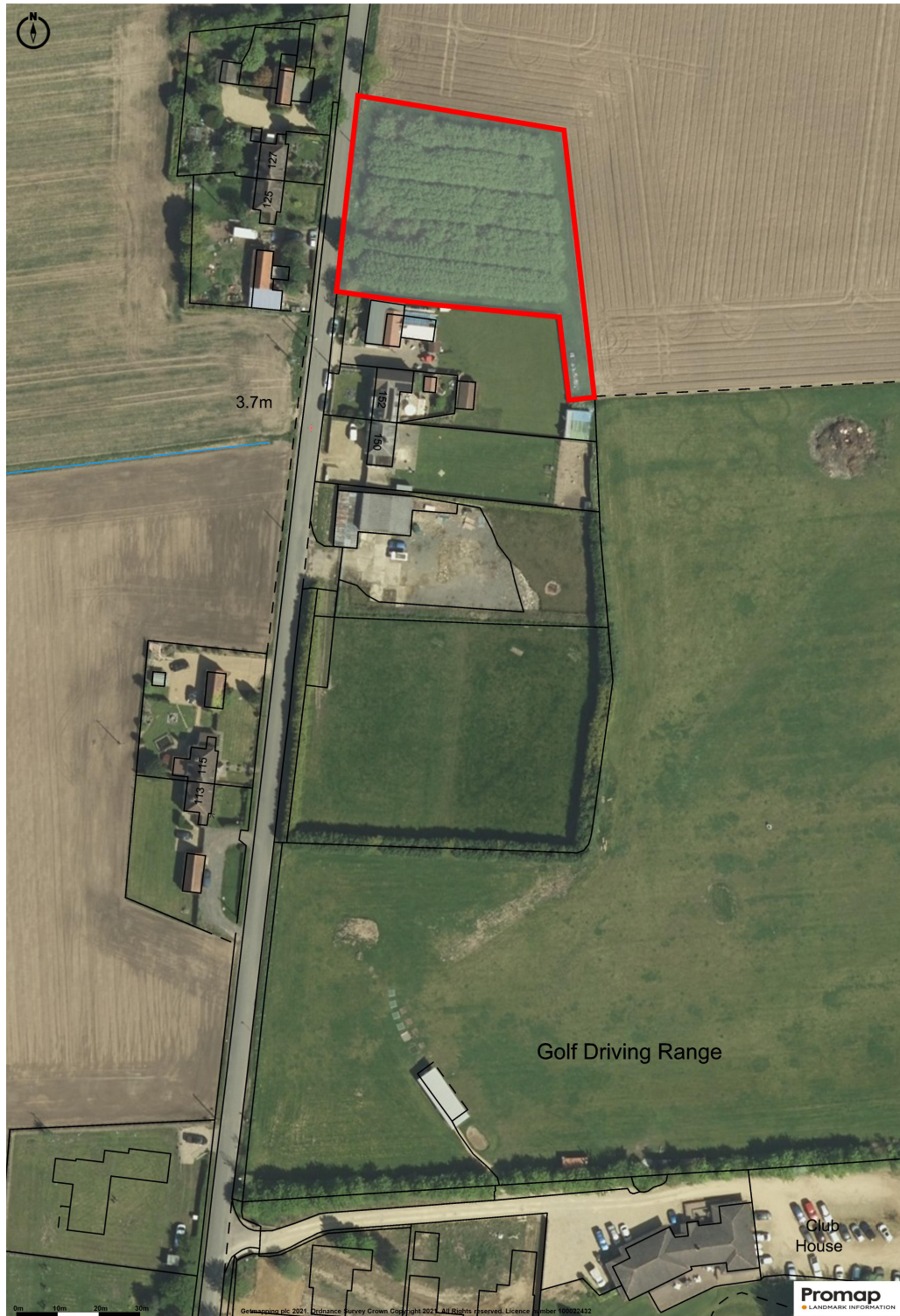
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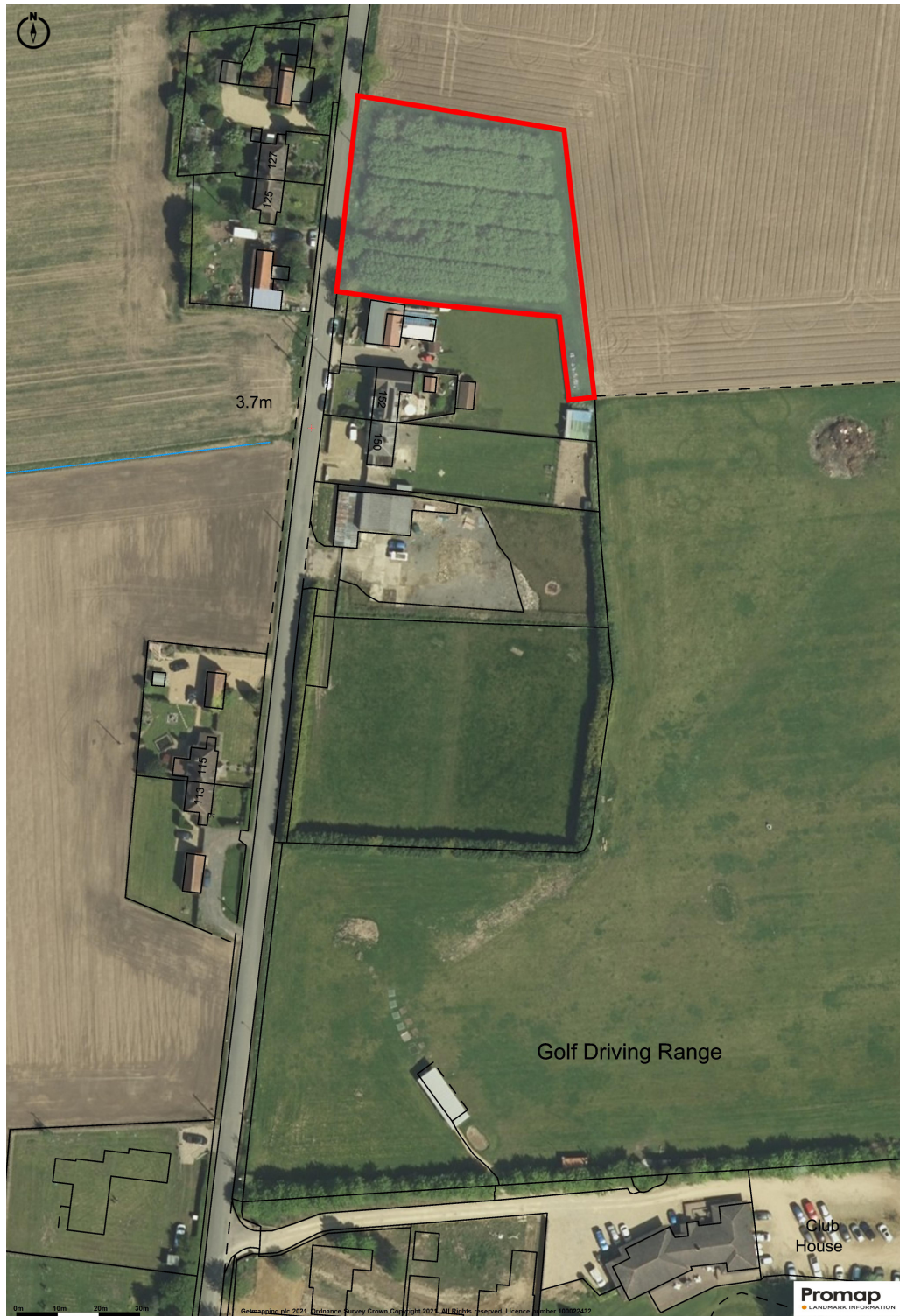
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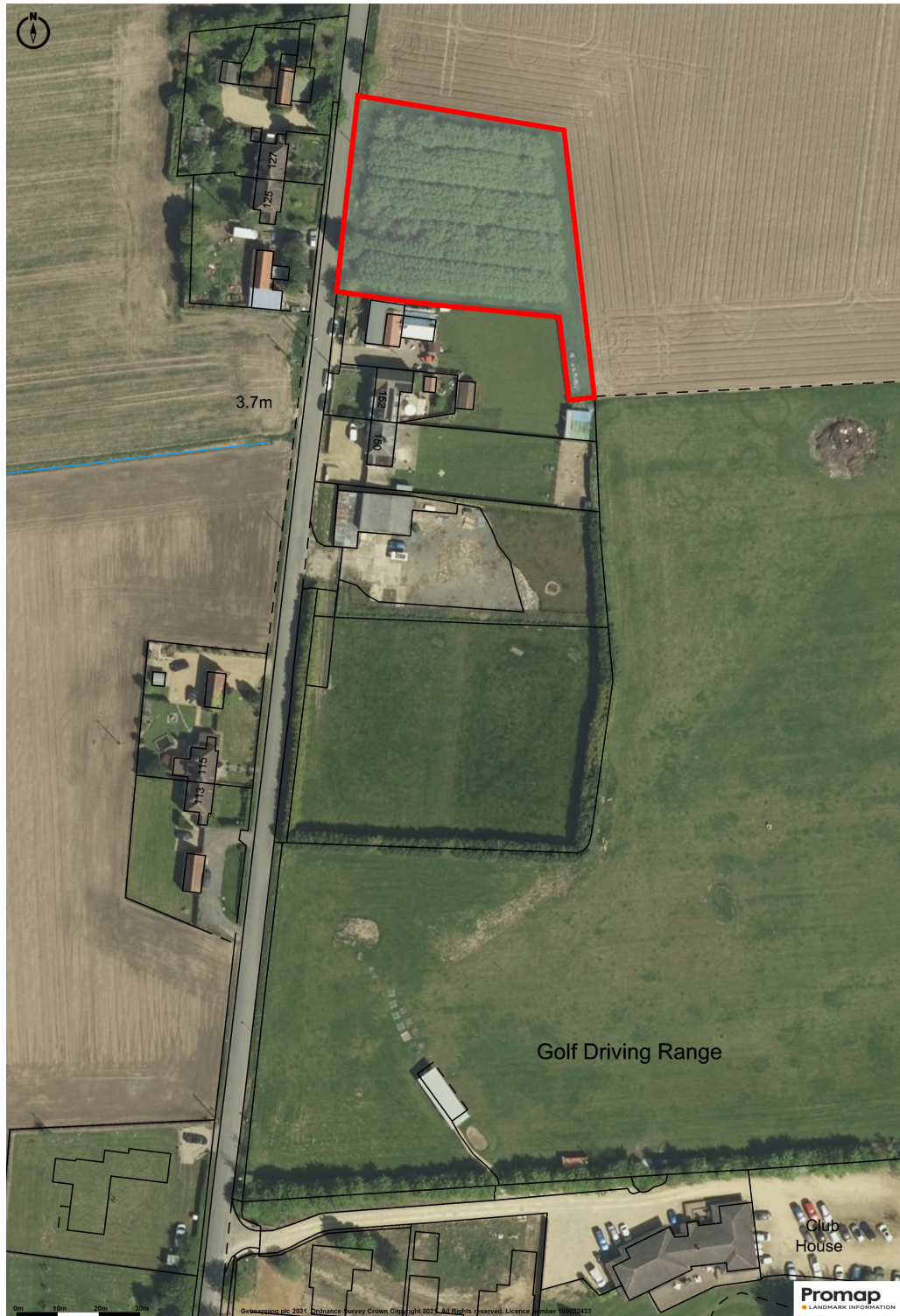
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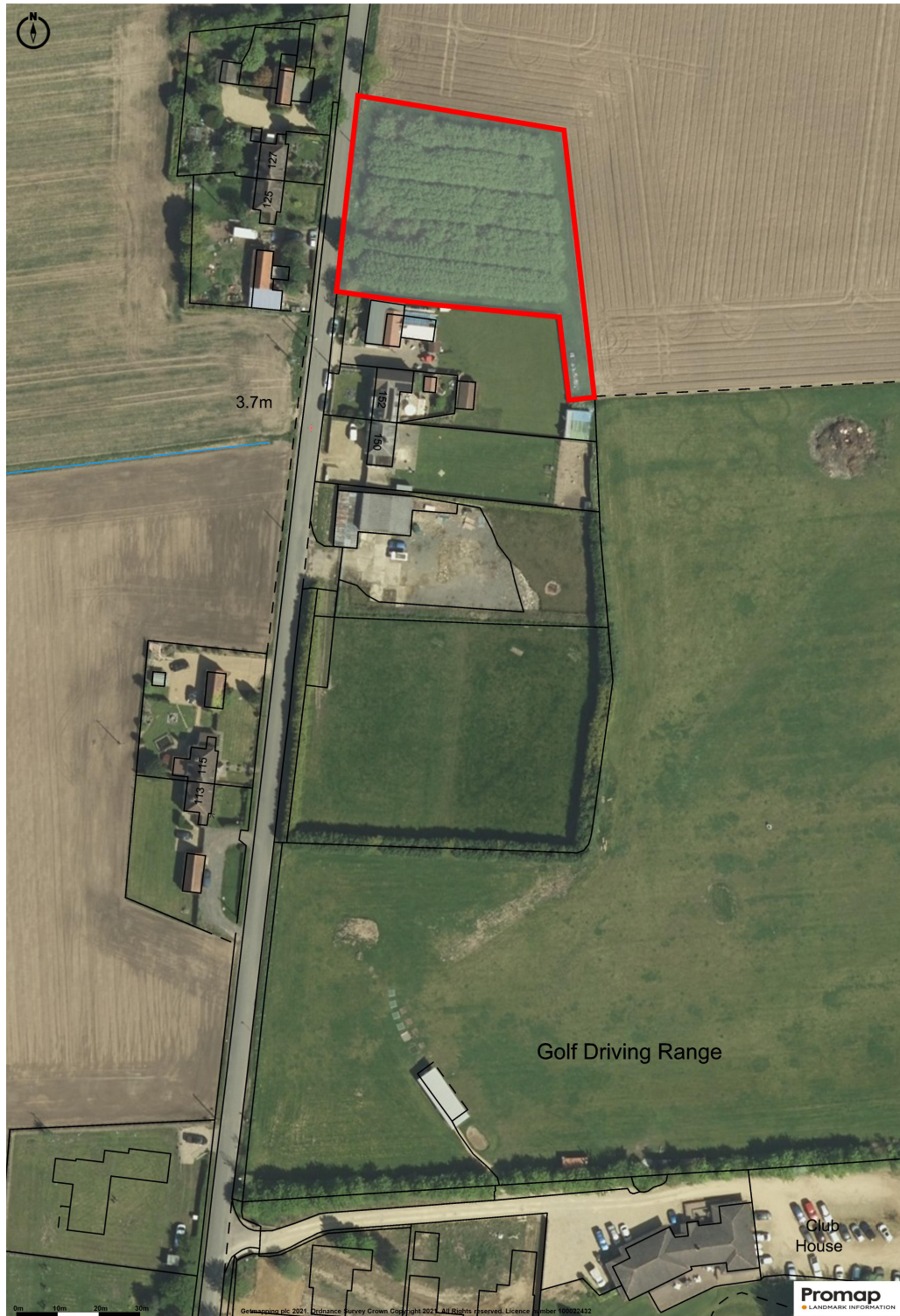
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PARTICULARS PREPARED 24th May 2021



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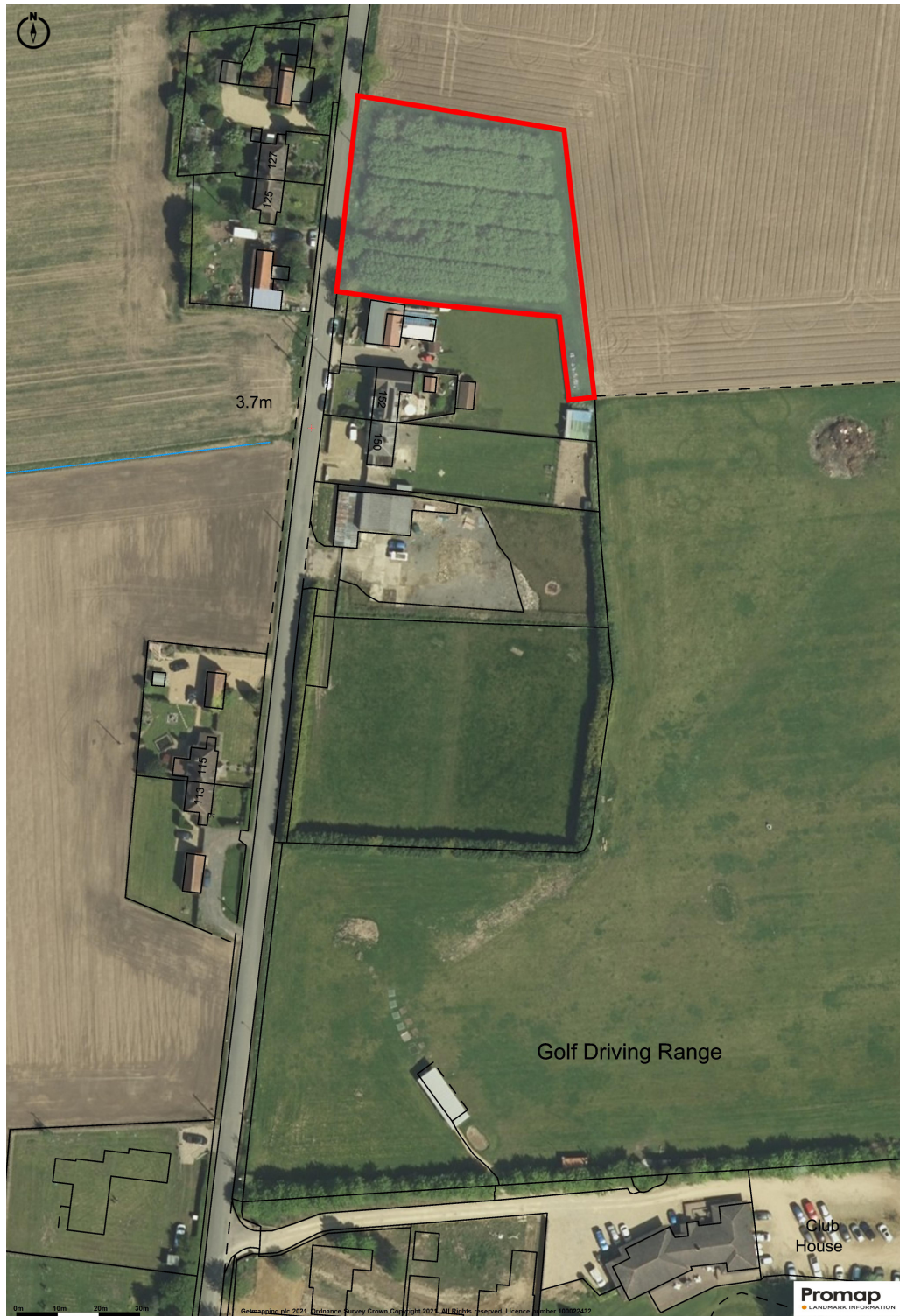
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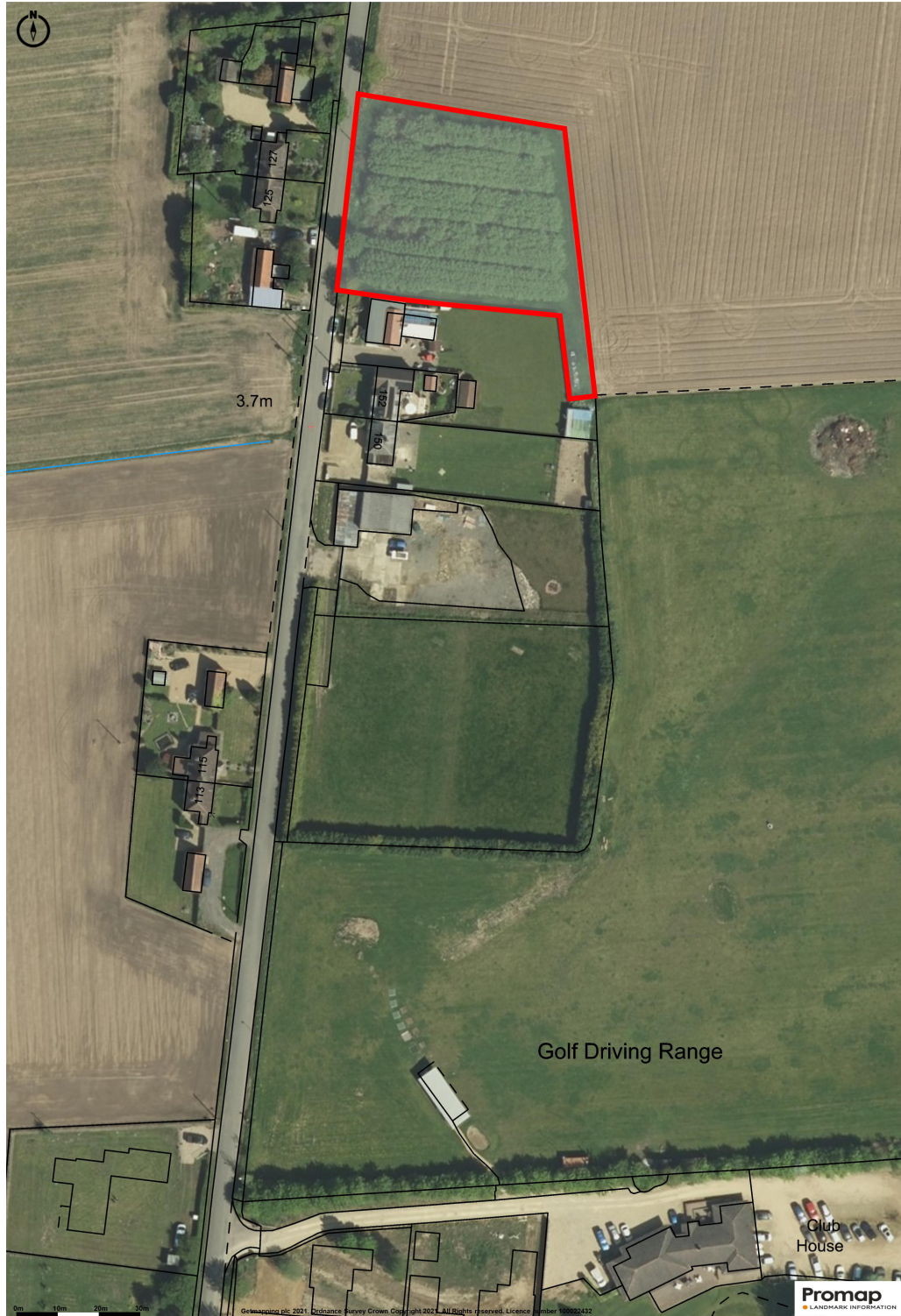
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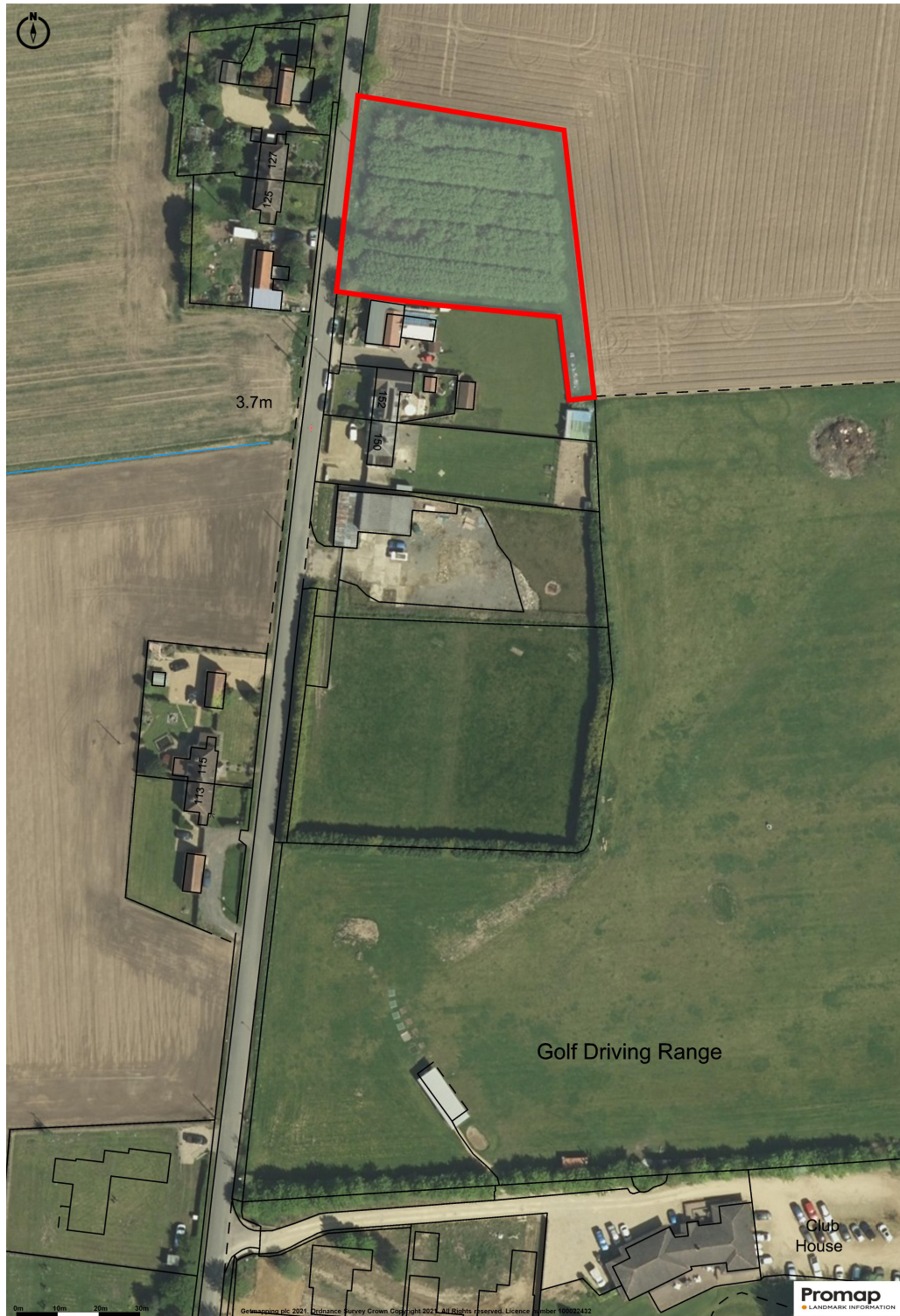
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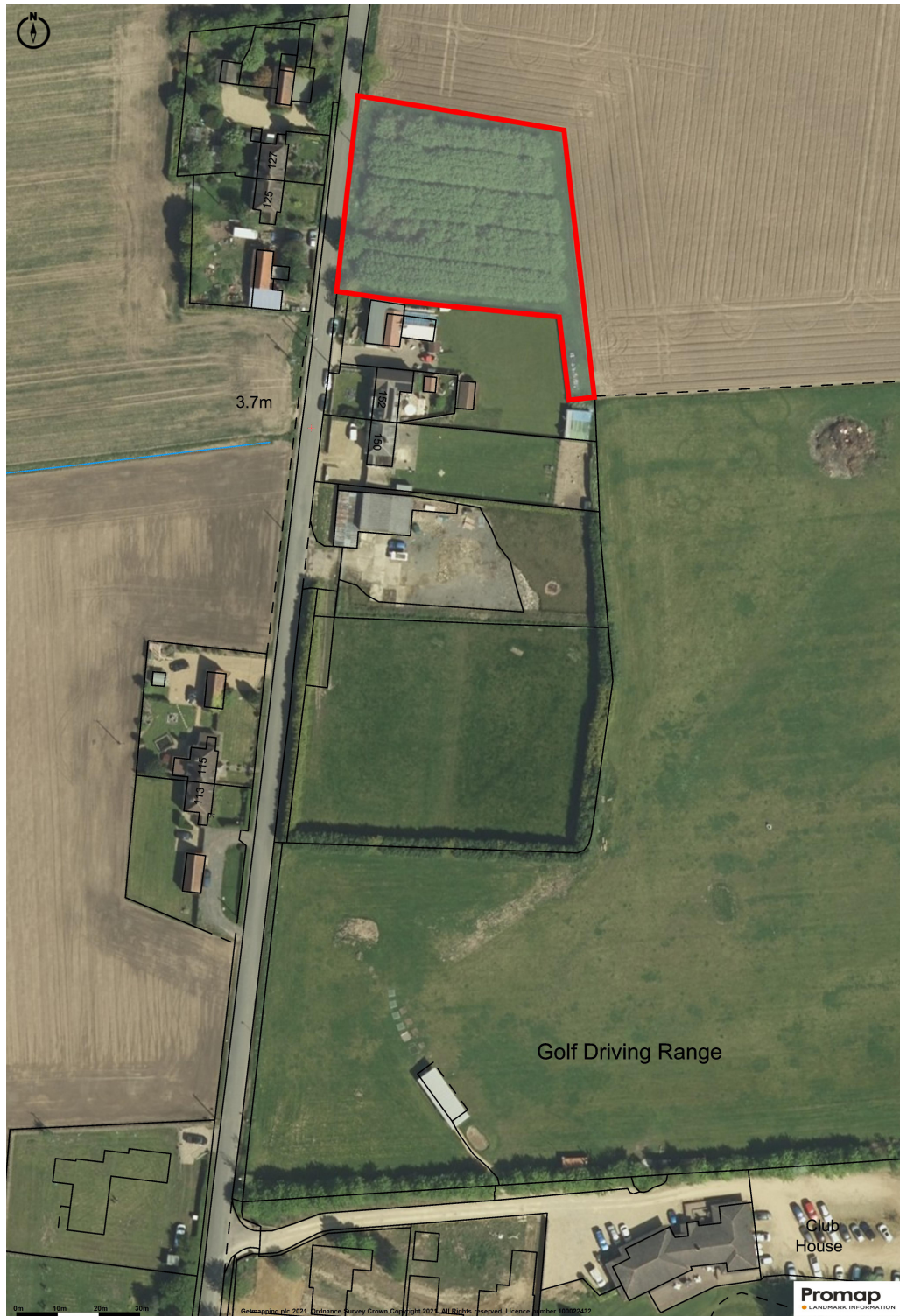
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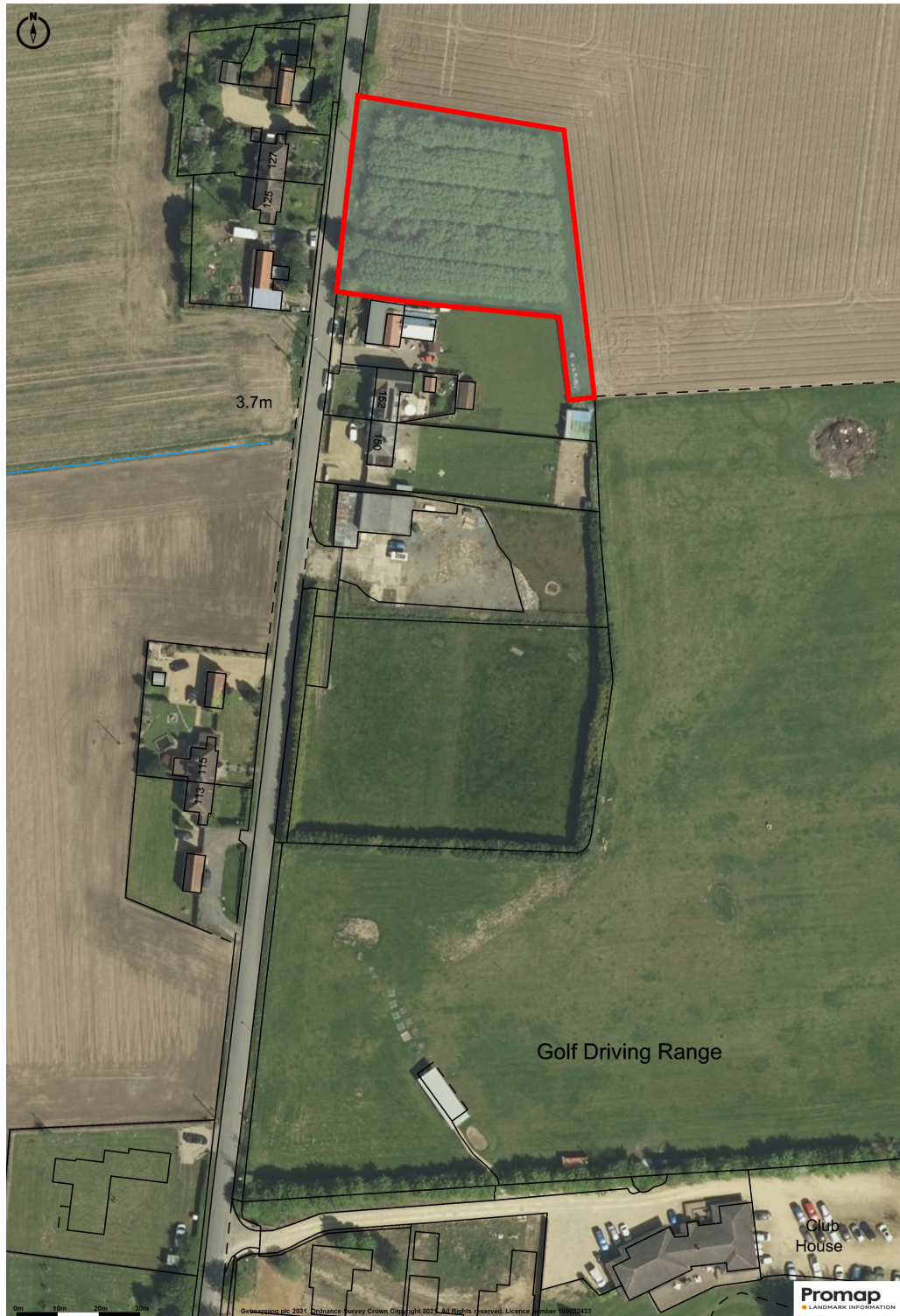
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PARTICULARS PREPARED 24th May 2021



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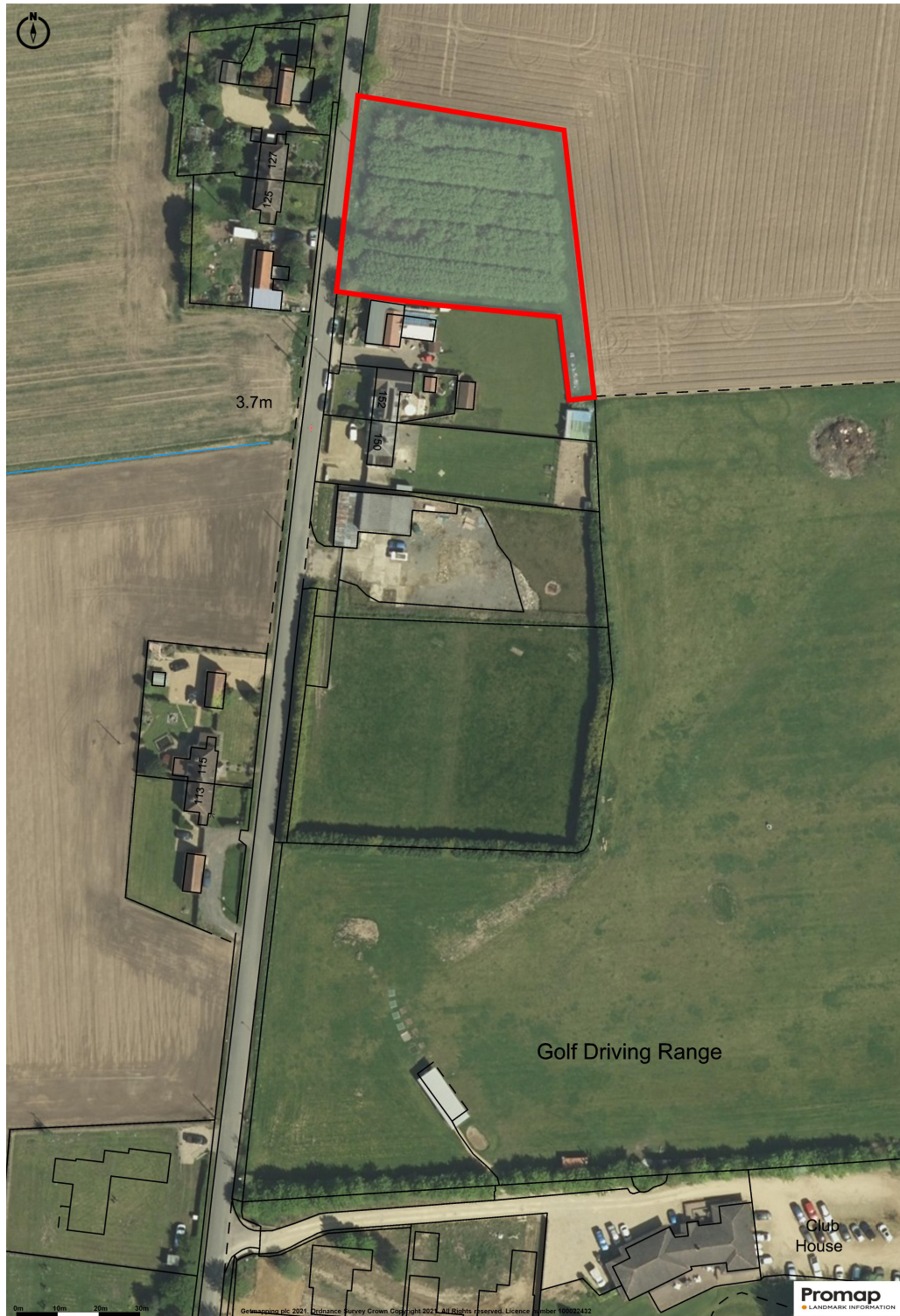
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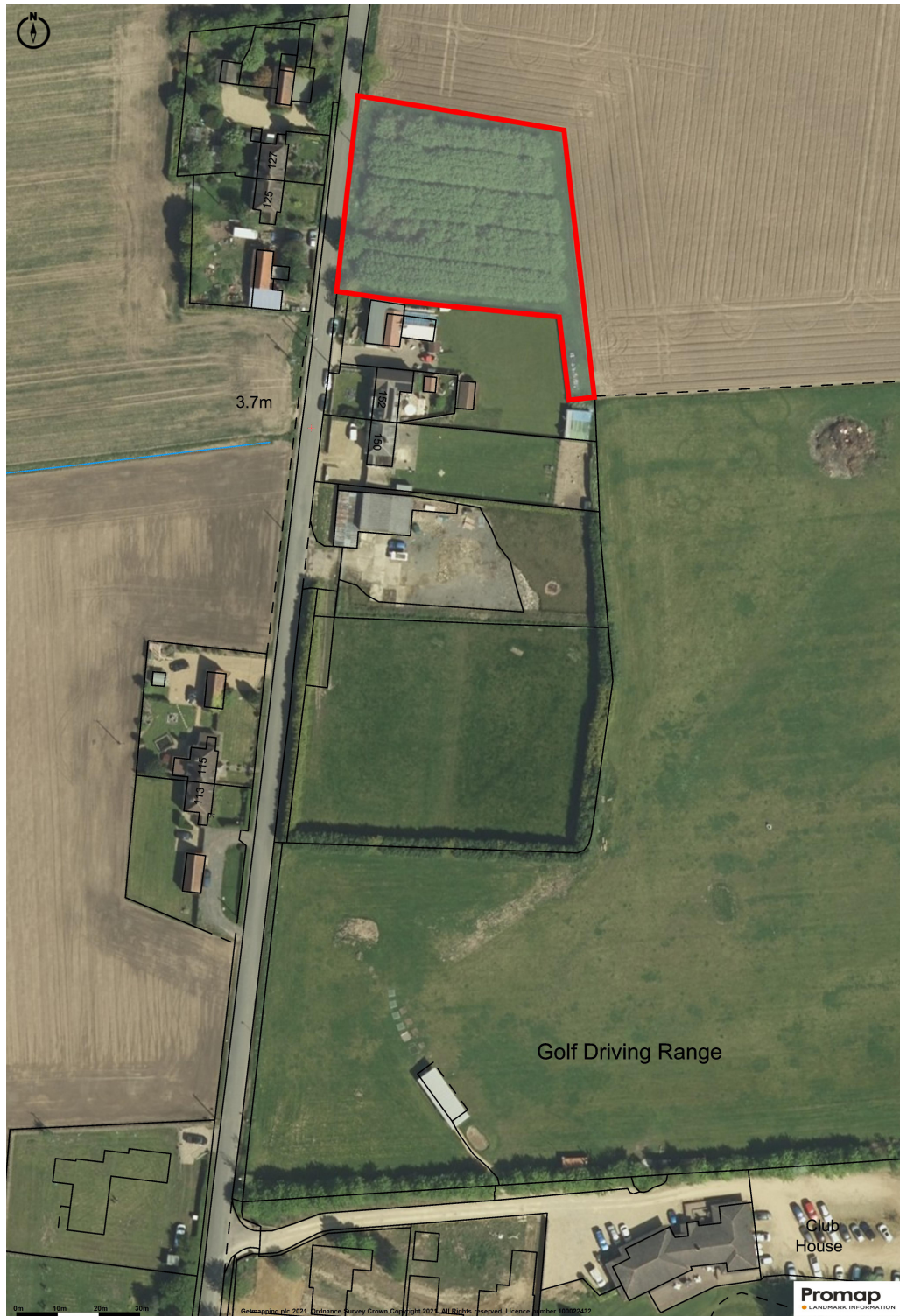
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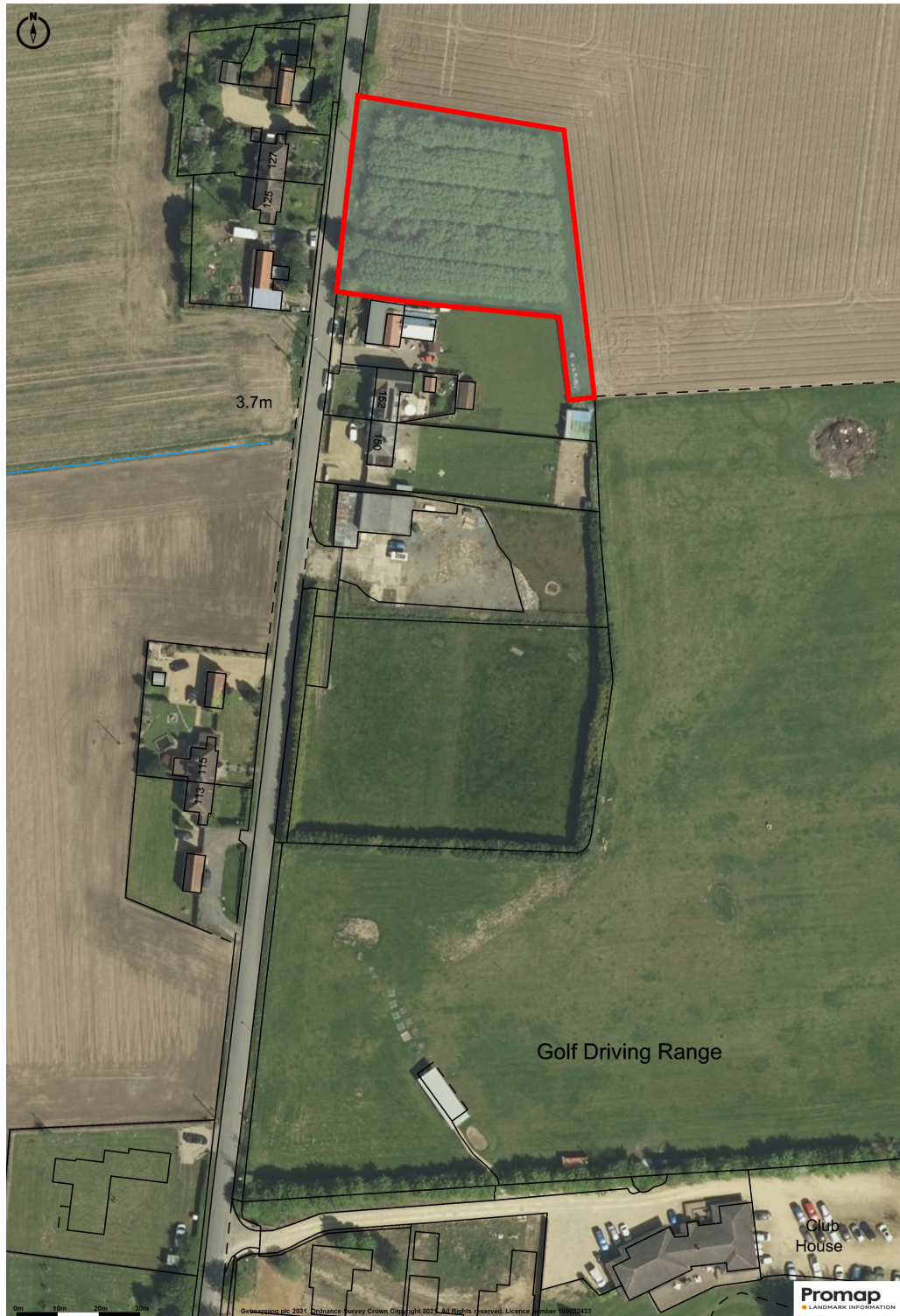
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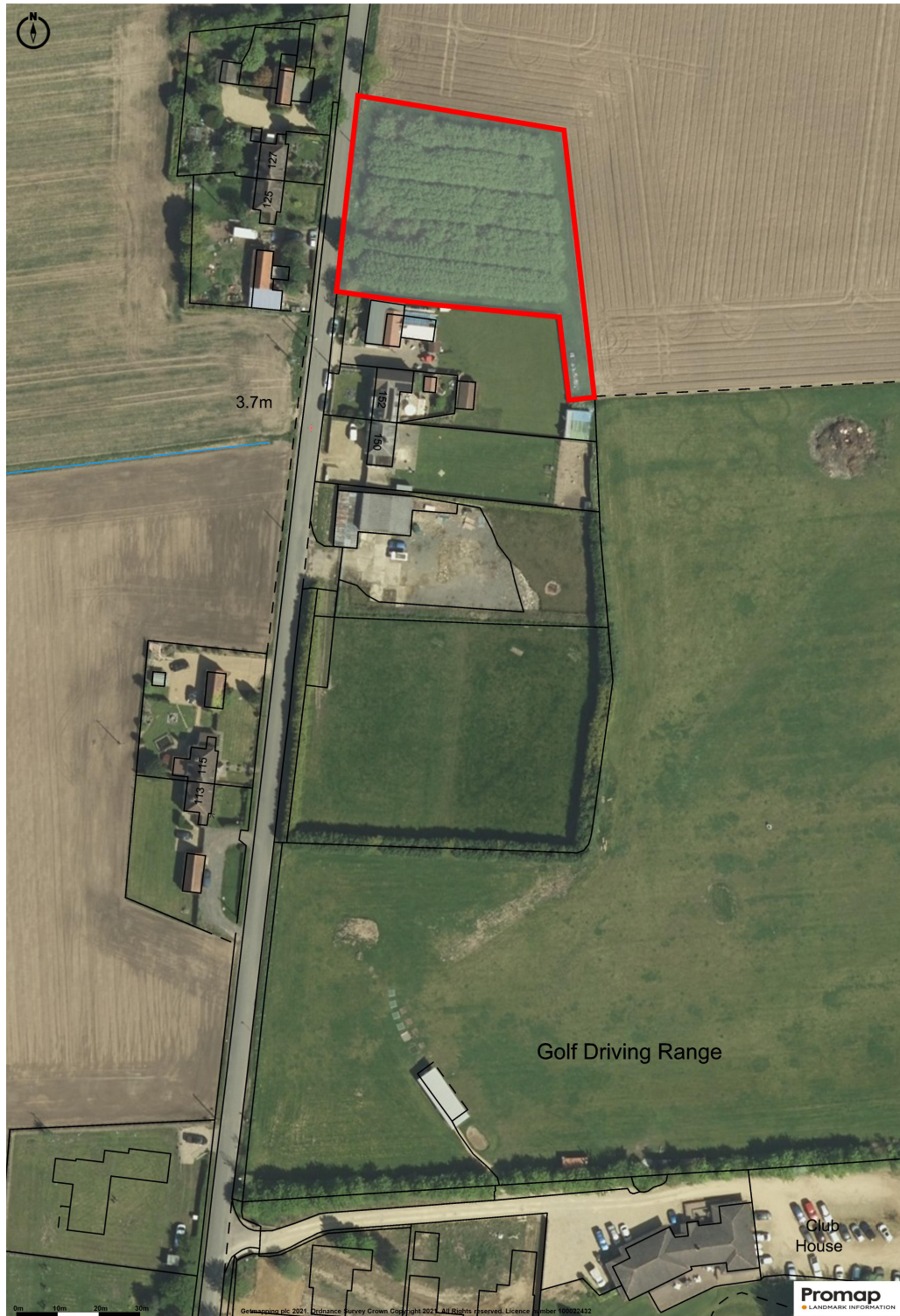
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