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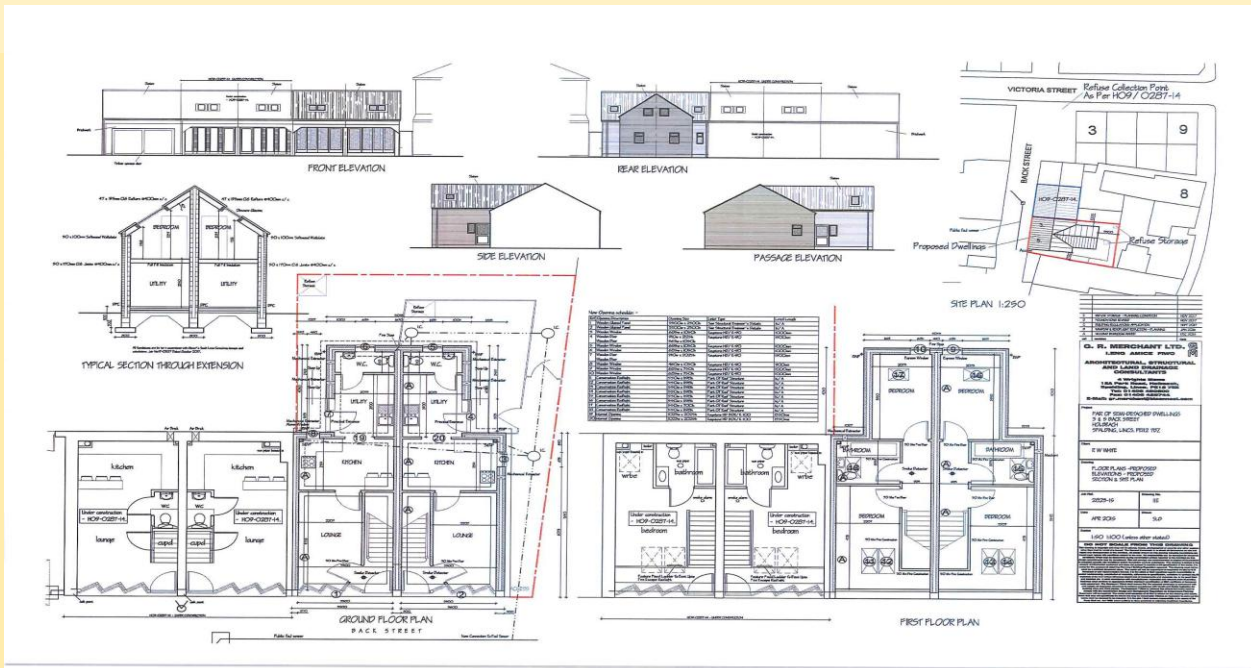
Development site at Green Lane/Back Street, Holbeach Spalding, Lincolnshire PE12 7BZ

FOR SALE : GUIDE PRICE - £89,950 FREEHOLD

- Full Consent granted for Demolition of building and replacement with a pair of 2 bedroom cottages
- Demolition work already started – with some materials being offered/included with the site sale
- Adjacent site developed out recently, leaving this next site ready to start as a project
- Close to Holbeach Town centre

SPALDING 01775 766766 HOLBEACH 01406 422760 BOURNE 01778 420406

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**The Plans Reproduced in these Particulars are with permission from
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LOCATION

The site is situated on Back Street/Green Lane, which itself lies off Victoria Street, a side street running between Albert Street and Barrington Gate, leading to High Street. It is therefore within easy walking distance of all local amenities including Primary and Secondary Schools, Shops, Doctors, Pubs, and it lies close to the All Saints Church. Further facilities and Secondary schools are located in the nearby towns of Spalding (7 miles). The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 96,000 people (2020 figures from South Holland District Council's website).

Holbeach lies on the A151, and is just off the A17, giving good access to Kings Lynn (31 miles) and beyond to the North Norfolk coastal resorts. The A16 is within 5 miles and gives good access to Peterborough and onwards fast train journeys to London's Kings Cross (within 50 minutes). Spalding station also connects to Peterborough to the south and Doncaster to the north.

DESCRIPTION

The whole site extends to approximately 130m², and the site offered for sale is shown edged red on the plan included in these Particulars (for identification purposes only). At the present time the building that existed on the site has been partly demolished, which we understand has enacted the planning consent. We are advised that an application has also been submitted for Building Control, although this is now out of date. The vendor has himself renovated the adjacent properties in the last 2 years, and he is including some excess Building materials from that development within this sale.

TENURE

Freehold with vacant possession upon completion.

SERVICES

It is believed that all mains services are available in the roadway. However, neither the Vendor nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

PLANNING CONSIDERATIONS

Full Planning Consent has been granted by South Holland District Council - Reference No. H09-0061-20 dated 26 March 2020 for the demolition of the existing cottage and its replacement with a pair of 2 bedroom cottages. The properties will each have a rear yard, accessed via a shared gate to the right hand side of the proposed cottages.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent, and the purchaser will be responsible for all costs associated with fulfilling the Planning consent conditions.

A copy of the formal Planning Consent is available from the Council's website: www.sholland.gov.uk or from the Agent's Spalding Office. Included in these Particulars is a copy of the plan determined on the Planning Applications which show the consented design of the dwellings. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161.

INFORMATION PACK

Details of the following documents are available upon request: CALL: 01775 765536

Email: commercial@longstaff.com

- Plans associated with the Planning Application
- Flood Risk Assessment
- Planning Consent Decision Notice



LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Water & Sewerage:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:

Western Power Distribution - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

PARTICULARS CONTENT

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please do not hesitate to contact our office. We suggest you contact our office in any case to check the availability of this property prior to travelling to the area.

Ref: S10795/(5/23)

These particulars are issued subject to the property described not being sold, let, withdrawn, or otherwise disposed of. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or a contract.

VIEWING

By appointment only.

NB: The site is fenced off because it is uneven in part with differing ground levels and parties view the site at their own risk. Neither the Vendor nor the Agents accept any liability for any damage to persons or property by virtue of viewing the site.

CONTACT

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