

EST 1770



# Longstaff<sup>.COM</sup>

Please Note: Reference to VAT – Amended 10<sup>th</sup> October 2022.

**SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 [www.longstaff.com](http://www.longstaff.com)**



**Approximately 6.34 acres (2.56 hectares) of High Profile Potential Development Land in total.  
Sitting in the heart of the conservation village of Moulton, nr Spalding, South Lincolnshire,  
PE12 6QB**

**FOR SALE - Freehold – Guide Price £1.3 - £1.5 Million Subject to Contract. (Plus VAT)**

- VILLAGE CENTRE DEVELOPMENT SITE
- ALLOCATED FOR RESIDENTIAL DEVELOPMENT IN THE ADOPTED LOCAL PLAN
- VERY ATTRACTIVE CONSERVATION VILLAGE
- CLOSE TO LOCAL FACILITIES AND AMENITIES
- AVAILABLE AS LOTS 1 & 2 OR AS A WHOLE (See note page 3)

**SPALDING 01775 766 766**

**BOURNE 01778 420 406**

## **LOCATION & GENERAL INFORMATION**

This high-profile site provides a special opportunity to create a significant development in the heart of a very popular and attractive South Lincolnshire village. The site lies on the east side of High Street, adjacent to the centre of the village of Moulton. The Conservation Area boundary runs along the north side of the site. The village provides excellent local facilities including Church, Doctors Surgery, Public House/Restaurant, Village Hall, Community Centre, Harrox Cricket Ground, Post Office and Butchers Shop together with a well-regarded Primary School. It is one of the most attractive South Lincolnshire Villages with a feature central village green close to the Church providing a focus for the village. This development site is a short distance from the centre of the village and is overlooked by the historic Moulton Mill.

Moulton lies equi-distant from Spalding and Holbeach about (4 miles) on the south side of the A151 and within easy reach of local centres including the market towns of Spalding, Holbeach, Boston, Wisbech, Kings Lynn and the nearby expansion City of Peterborough. There are good road and rail communications via the A16. Spalding Station provides connection to Peterborough to the south and the Sleaford/Lincoln/Doncaster to the north. The area has a number of sporting facilities including Sports Clubs, Squash Clubs, Tennis Clubs and Golf Courses. The Wash is within easy travelling distance as well as the Lincolnshire and Norfolk coasts.

## **THE SITE**

The site has a frontage of approximately 97 metres to High Street and a total area of some 6.34 acres (2.56 Hectares). (Subject to detailed survey). Lot No. 1 comprises 6.25 acres and Lot No. 2 0.09 acres or thereabouts.

## **PLANNING**

The main site lies within the established development boundary for Moulton and is ideally located for high-quality residential development providing one of the most attractive village centre opportunities that has come onto the market in the South Holland district in recent years.

The site is allocated for residential development in the South East Lincolnshire Local Plan (adopted in March 2019). Whilst the Plan indicates that 52 units could be accommodated on the site, it is considered that the site is capable of a greater density subject to planning. Interested parties should consider this aspect when formulating their proposal/offer.

All planning enquiries should be directed to the Planning Department at the South Holland District Council.

Contact details are:- South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE  
Tel: 01775 761161 Email: [planningadvice@sholland.gov.uk](mailto:planningadvice@sholland.gov.uk)

## **TREE PRESERVATION ORDER**

It should be noted that the ash tree on the right-hand side close to the main entrance gates is subject to a Tree Preservation Order. Further information regarding this should be directed to the South Holland District Council Planning Department.

## **SERVICES**

Whilst service provision and capacities have not been investigated, we believe that mains electricity, water, drainage and gas are available in the locality. It is the responsibility of interested parties to make their own investigations as to the availability, capacities, practicality of connection and costs of providing such services as they may require for development.

## **TENURE**

The property has the benefit of freehold tenure.

## LOCAL AUTHORITIES AND SERVICES PROVIDERS

<b><u>South Holland District Planning</u></b>	S.H.D.C, Priory Road, Spalding, Lincs, PE11 2XE Tel: 01775 761161
<b><u>County &amp; Highways:</u></b>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL Tel: 01522 552222
<b><u>South Holland Internal Drainage Board:</u></b>	Marsh Reeves, Foxes Low Road, HOLBEACH, PE12 7PA Tel: 01553 819 600 Email: <a href="mailto:info@wlma.org.uk">info@wlma.org.uk</a>
<b><u>Water &amp; Sewerage:</u></b>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA Tel: 08457 919155
<b><u>Electricity:</u></b>	Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH Email: <a href="mailto:wpdnewsuppliesmids@westernpower.co.uk">wpdnewsuppliesmids@westernpower.co.uk</a> Tel: 0121 623 9007
<b><u>Gas:</u></b>	Cadent Gas <a href="http://www.cadentgas.com">www.cadentgas.com</a> Email: <a href="mailto:wecare@cadentgas.com">wecare@cadentgas.com</a> Tel: 0345 835 1111

### POSSESSION

The property is currently vacant and is available with possession at completion.

### ASSESSMENTS and OUTGOINGS

There may be some liability to South Holland Internal Drainage Board at present but in the longer term and following development, the residential properties will be assessed for Council Tax.

### INTERNAL DRAINAGE BOARD EASEMENT

The Moulton River forms the East boundary of the site. The South Holland Internal Drainage Board have statutory Byelaw rights for maintenance, deansing etc. normally within a 9 metres of the brink. Interested parties should make contact with the Board to clarify all rights that may be in force which will need to be reflected in the layout of the proposed development.

### PREVIOUS HISTORY/DEMOLITION/SITE CLEARANCE

This property was formerly used as an engineering works followed by potato merchants' business and more latterly, occupied for a garden products business. All buildings on site were subsequently demolished in 2018. Various consents and correspondence relating to the demolition at that time are available upon request from the Agents.

### SEPARATE PLOT

The plot fronting onto the north side of East Cobgate lies between numbers 10 and 14 on East Cobgate and is currently fenced. The measurements include a frontage of about 9.5 metres, a depth of 39 metres and an overall area of approximately 370 sq. metres. The plot is available together with the main site (as a whole) or if the main site is sold separately, plot No. 2 will be subsequently available as a separate Lot. Lot No. 2 will not be sold away from the main site until the future of that area has been legally completed.

### RETAINED LAND

In consideration of the potential future development of the land to the east of the Moulton River, the seller intends to retain a plot which will be sufficient in size, specification and appropriate location to either be used as a roadway access point to the land to the east, or to be developed into a dwelling at a later date. Rights to use the (adopted) estate roads and connect to service media will be provided by the Purchaser, with enough capacity to service a potential future development. The ability to connect will be without payment other than the actual cost of connection/upgrading etc.

## **BASIS OF OFFERING**

The property is available for sale as a whole (including Lot Nos. 1 & 2) or as a main site (Lot 1) without Lot No. 2. This is subject to the retention of an access/plot as referred to on page 3.

Interested Parties are invited to submit an offer/s for the property either on a conditional or unconditional basis. This will need to be on a comprehensive basis to demonstrate that the proposal has been researched and can, subject to whatever consents may be required, demonstrate that the proposal/offer is deliverable.

In submitting a proposal/offer, the following matters amongst others, should be considered, investigated and referred to in the offer proposal: -

1 **PLANNING ENQUIRIES**

Results of planning enquiries to determine type, density and layout and state what the basis of an application for development would be made with specific reference to assumed density. This should also include reference to anticipated Social Housing requirement by S.H.D.C.

2 **CONSERVATION AREA CONSIDERATIONS**

The appropriate regard to 1) above reference the sensitivity of the site in connection to Moulton Conservation area and 2) the proximity of Listed Buildings.

3 **RETAINED LAND**

Offers should allow provision for the retained land as referred to on page 3. The location of this plot is to be agreed at the pre-contract stage and it will be included in the contract documentation.

4 **PRE-OFFER INVESTIGATIONS**

Pre-offer investigations to be made on the site (generally).

5 **ASSUMPTIONS**

Confirmation as to any assumptions that an offer/s is based upon.

6 **FUNDING**

Proof of funding to support the offer/s.

7 **TIMESCALES**

Timescale within which matters can be concluded (from a potential purchaser's perspective) either on a 'conditional' or 'unconditional' basis.

8 **SERVICES AVAILABILITY/ASSUMPTIONS/INVESTIGATIONS**

Confirmation will be required as to what investigations have been made of the statutory undertakers/service providers, statutory authorities in connection with information that may affect your offer.

9 **ADDITIONAL INFORMATION**

It would be helpful for the Vendor when considering proposals/offers for the site if interested parties can set out what further information would be required to be clarified/ascertained in the event that an offer/proposal is accepted either on a 'conditional' basis or an 'unconditional' basis and also an indication as to the timescale that may be required to further investigate such additional information prior to a full commitment to purchase being given.

In addition, please add any further supporting information in respect of your offer/proposal that may assist the Vendor in making a decision regarding the proposed sale of the property.

10 **VAT**

Please note that the site is opted to Tax and therefore VAT at the prevailing rate, currently at the current rate of 20% is payable in addition to the purchase price.

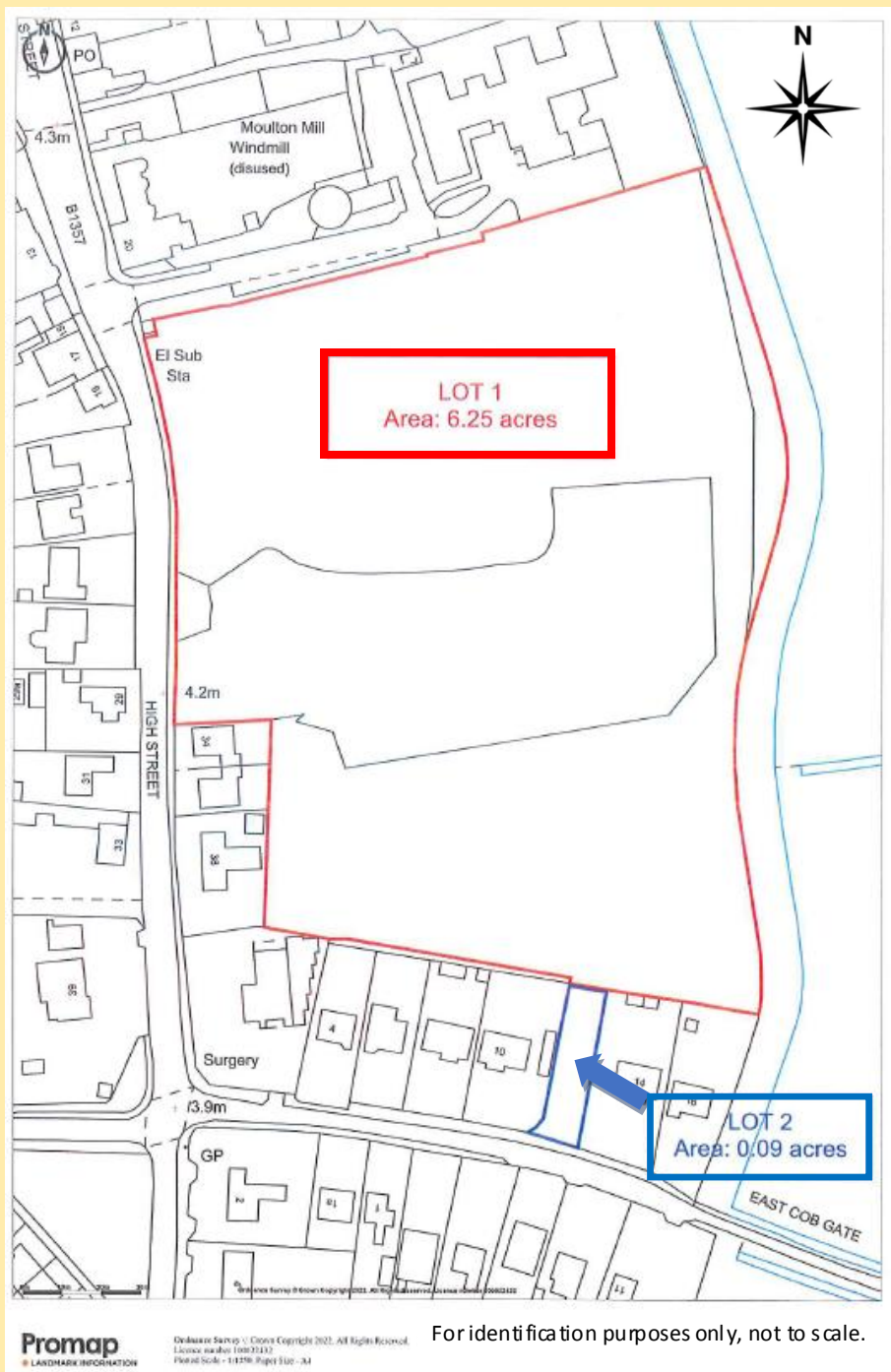




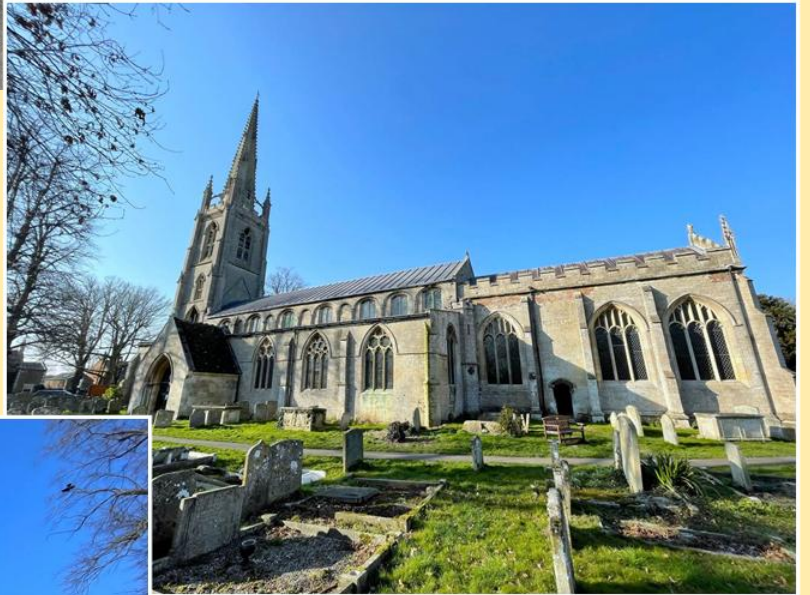
High Street with Church & Mill in the background and Entrance to the Site in the foreground



View looking towards High Street



Views of Moulton





# HISTORIC MOULTON MILL



## **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.

These Particular were prepared in August 2022 and photographs were taken during the course of 2022.

**Ref:** S10910

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.

## **ADDRESS**

R. Longstaff & Co.  
5 New Road, Spalding,  
Lincolnshire  
PE11 1BS

## **CONTACT/VIEWING**

By appointment only with the Agents  
Development Land Department

CALL: 01775 765536

[www.longstaff.com](http://www.longstaff.com)

Email: [commercial@longstaff.com](mailto:commercial@longstaff.com)

## **VIEWING**

Viewing of the site is only by prior appointment as it is fenced and locked. Please contact us to make appropriate arrangements on 01775 765536 or email [crml@longstaff.com](mailto:crml@longstaff.com)

## **HEALTH & SAFETY**

All parties entering the site do so entirely at their own risk and should take great care at all times to look after their own safety. The vendor nor the agents are responsible for damage to persons or their property whilst they are on the site. The site surface area is uneven and should be inspected with great care.

## **MEASUREMENTS AND AREAS**

All measurements and areas provided in these particulars should be considered for guidance purposes only. Interested parties must make their own enquiries and take their own measurements and surveys of the land involved. Figures provided are for guidance purposes only and should not be relied upon.

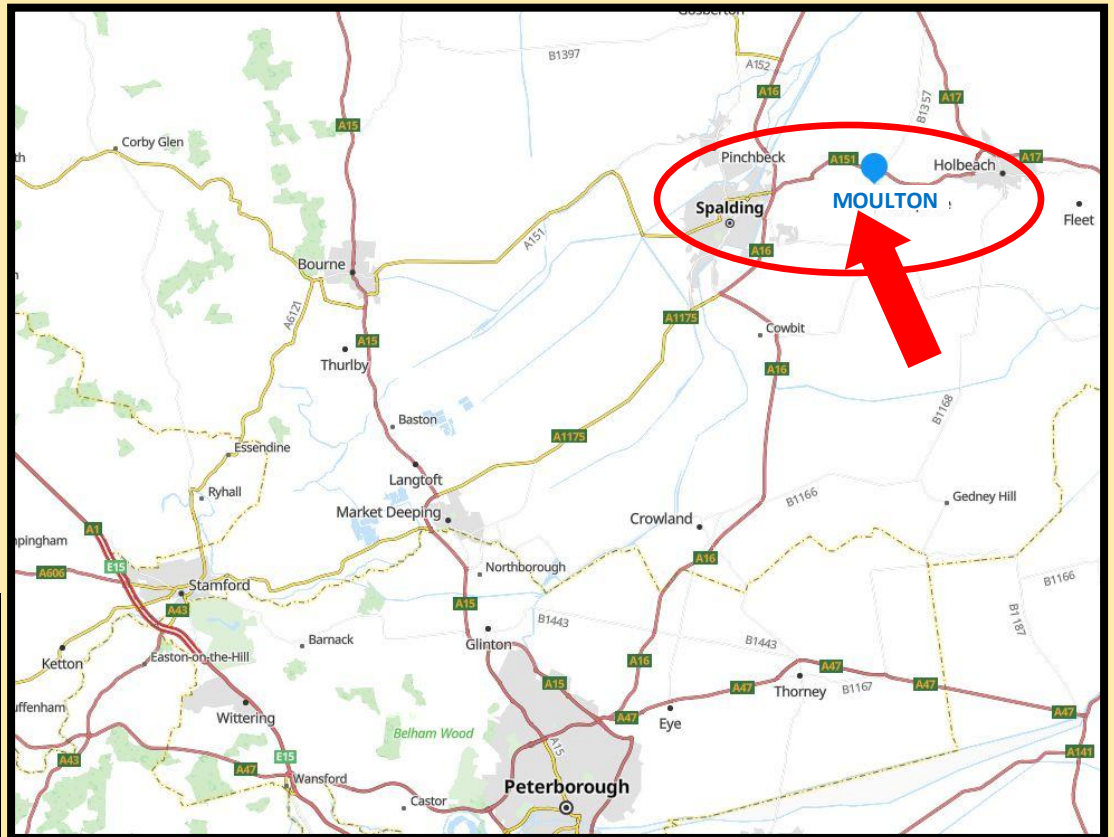
# Plan of site indicating close proximity to Moulton's Village amenities



## KEY

- 1 Parish Church
- 2 Doctors Surgery
- 3 Post Office/Shop
- 4 Butchers
- 5 Swan Inn
- 6 Primary School
- 7 Community Hall
- 8 Harrox Playing Field
- 9 Moulton Mill

FOR IDENTIFICATION PURPOSES ONLY



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