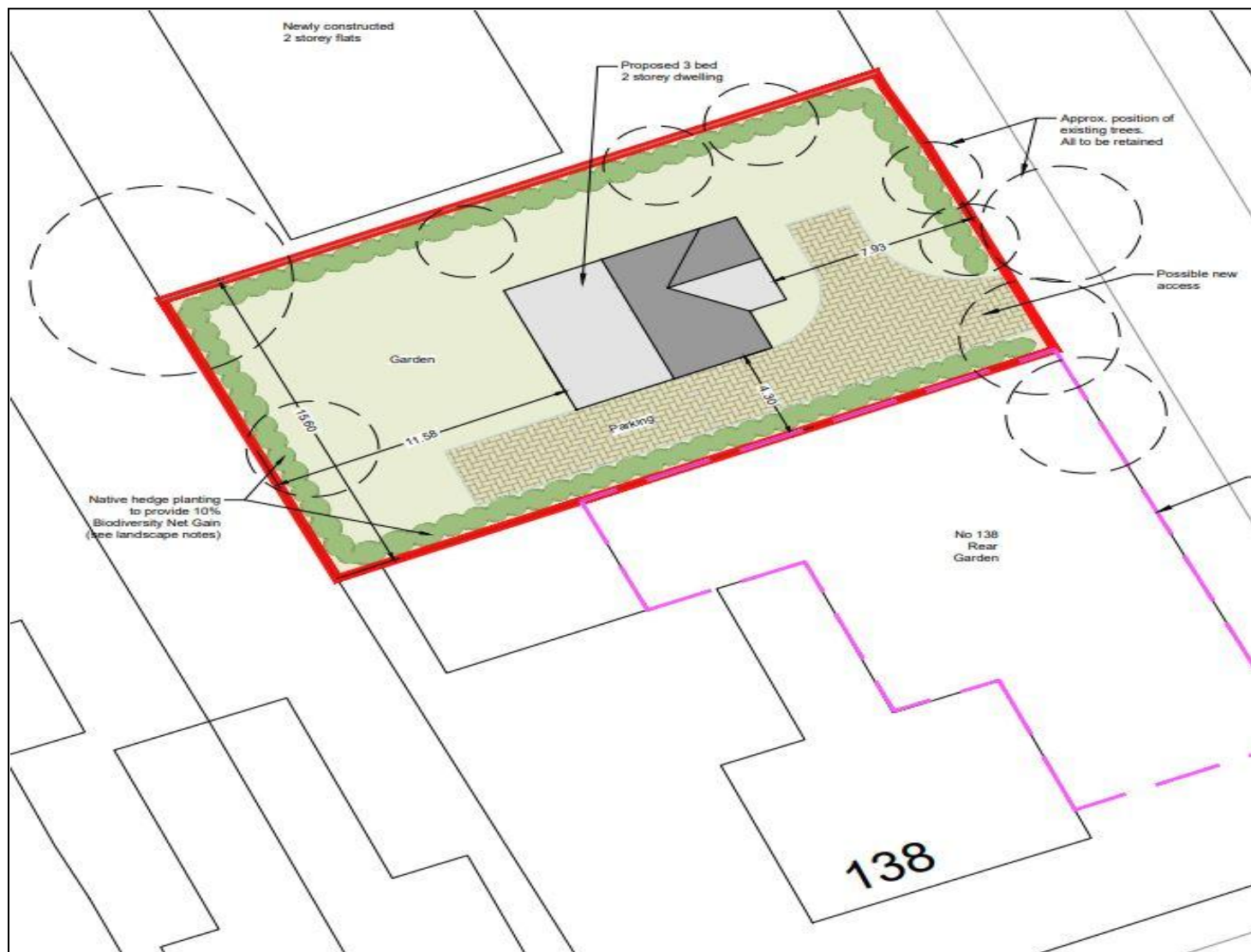


EST 1770



Longstaff.COM

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Building Plot with Outline Planning Consent

R/o 138 Winsover Road, Spalding, Lincolnshire PE11 1HQ

FOR SALE - Guide Price of £99,500

- Situated at the rear of "Boston House", with access to come off Hereward Road
- Plot Area Approximately 460m². Frontage approx 16m, 29m maximum depth
 - Outline Planning Consent Granted for a 3 Bedroom House

SPALDING 01775 766766

BOURNE 01778 420406

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LOCATION

The plot is situated off Winsover Road, therefore is within walking distance of the town centre and other amenities, including the Spalding Railway and Bus Stations.

DESCRIPTION

The plot extends to approximately 460m² and is shown edged red on the determined Planning Application plan included in these Particulars (for identification purposes only). Access to the plot is proposed to come from Hereward Road. The plot is broadly rectangular in shape and has a frontage to Hereward Road of approximately 16m and has a depth of approximately 29m.

At the present time the property comprises part of the garden to the Vendors' adjacent residential property. Red topped stakes mark the proposed new boundary between the retained property and the plot.

NOTES

- Rights for services to the Vendors' retained land are reserved over the land being offered for sale.
- The purchaser will be responsible for the costs of removal of any vegetation on the plot.
- The Oak Gazebo located on the plot, is included in this sale.

PLANNING CONSIDERATIONS

Outline Planning Consent with all matters reserved was granted by South Holland District Council - Reference No: H16-0868-24 on 9 December 2024, showing the land developed for a 3 bedroom detached house. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties.

NB : The purchaser will be responsible for compliance with all Planning Conditions, and for all costs associated thereto. In particular, this planning permission is deemed to have been granted subject to the "biodiversity gain condition". The effect of this "biodiversity gain condition" is that development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan, or
- (c) the development is exempt from the biodiversity gain condition.

Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161 EMAIL: planningadvice@sholland.gov.uk

GENERAL INFORMATION

TENURE

Freehold with vacant possession.

SERVICES

Mains electricity, gas, drainage and water are available in the locality. However, proposed purchasers must check the availability by making their own enquiries with the relevant Utility providers.

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:

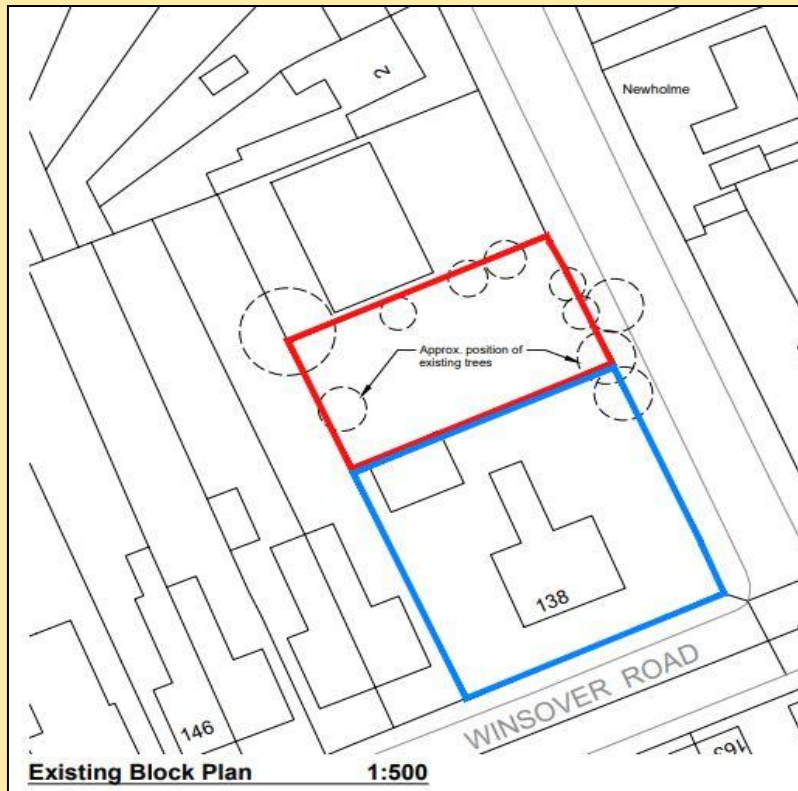
National Grid - New Supplies - Customer Application Team,
Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

Gas:

Cadent Gas www.cadentgas.com Email: wecare@cadentgas.com
CALL: 0345 835 1111



BLOCK PLAN



PARTICULARS CONTENT

R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S11647 (Apr 2025)

Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS

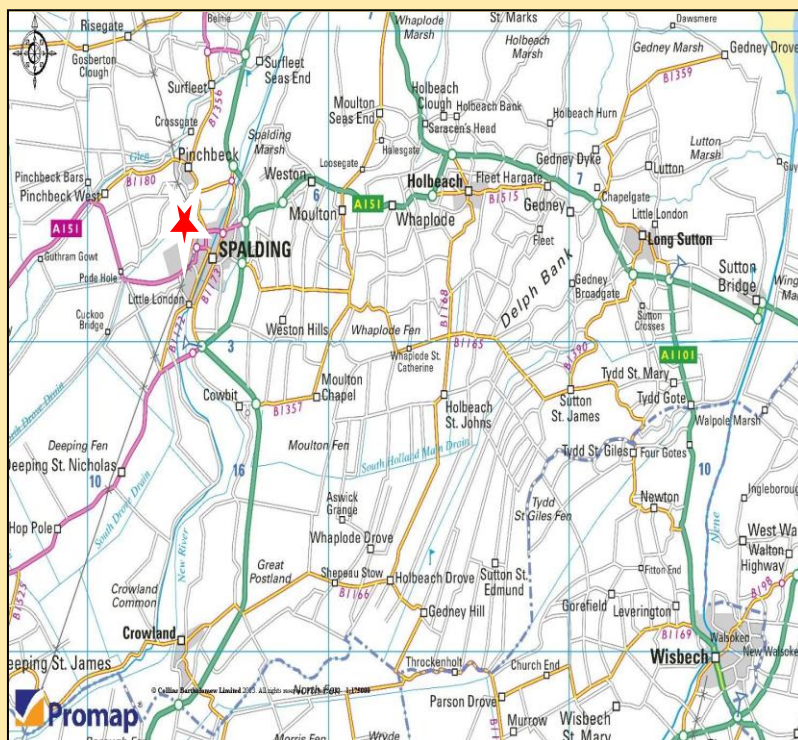
R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

CONTACT

T: 01775 766766
E: spalding@longstaff.com
www.longstaff.com

CONTACT / VIEWING

By appointment only with the Agents
Commercial/Development Land Department
CALL: 01775 765536
E: commercial@longstaff.com



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