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SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



**TWO BUILDING PLOTS WITH FULL PLANNING CONSENT
RESERVOIR ROAD, SURFLEET SEAS END, SPALDING, LINCOLNSHIRE**

LOT 1 – GUIDE PRICE - £149,950

LOT 2 – GUIDE PRICE - £149,950

- Popular Village Location with local amenities.
- Plot 1 (West) - Total Site Area Approximately 0.23 Acres or thereabouts (edged red on the enclosed plan)
- Plot 2 (East) – Total Site Area Approximately 0.23 Acres or thereabouts (edged blue on the enclosed plan)
- Plot 1 and Plot 2 each have Full Planning Consent granted for detached five bedroom dwelling with off road parking and double garage.

SPALDING OFFICE: 01775 766 766

BOURNE OFFICE: 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL

THE SITE

An exciting opportunity to purchase a building plot (s) each with the benefit of full planning consent for an extensive detached five-bedroom dwelling with off road parking with a detached double garage situated in the desirable rural village of Surfleet Seas End.

LOCATION

The plots are situated on Reservoir Road, Surfleet Seas End which is a rural location being a short distance from scenic walking routes, Surfleet Reservoir and a public house/restaurant and golf course. A wider range of amenities to include supermarkets, garden centres, primary schools, village halls and a Church are available in the nearby town of Spalding being approximately 5.0 miles from Surfleet Seas End and the nearby village of Gosberton being approximately 3.9 miles from Surfleet Seas End.

Spalding provides good road access to Peterborough via the A16 with onward fast train journeys available to London King's Cross (within 50 Minutes). Boston is also accessed via the A16 providing a range of amenities and services.

DESCRIPTION

Plot 1 extends to approximately 0.093 Hectares (0.23 Acres) or thereabouts and is shown edged red (for identification purposes only and not to scale) on the plan appended to these Sales Particulars.

Plot 2 extends to approximately 0.093 Hectares (0.23 Acres) or thereabouts and is shown edged blue (for identification purposes only and not to scale) on the plan appended to these Sales Particulars.

Both plots are accessed directly off the public highway known as Reservoir Road, Surfleet Seas End.

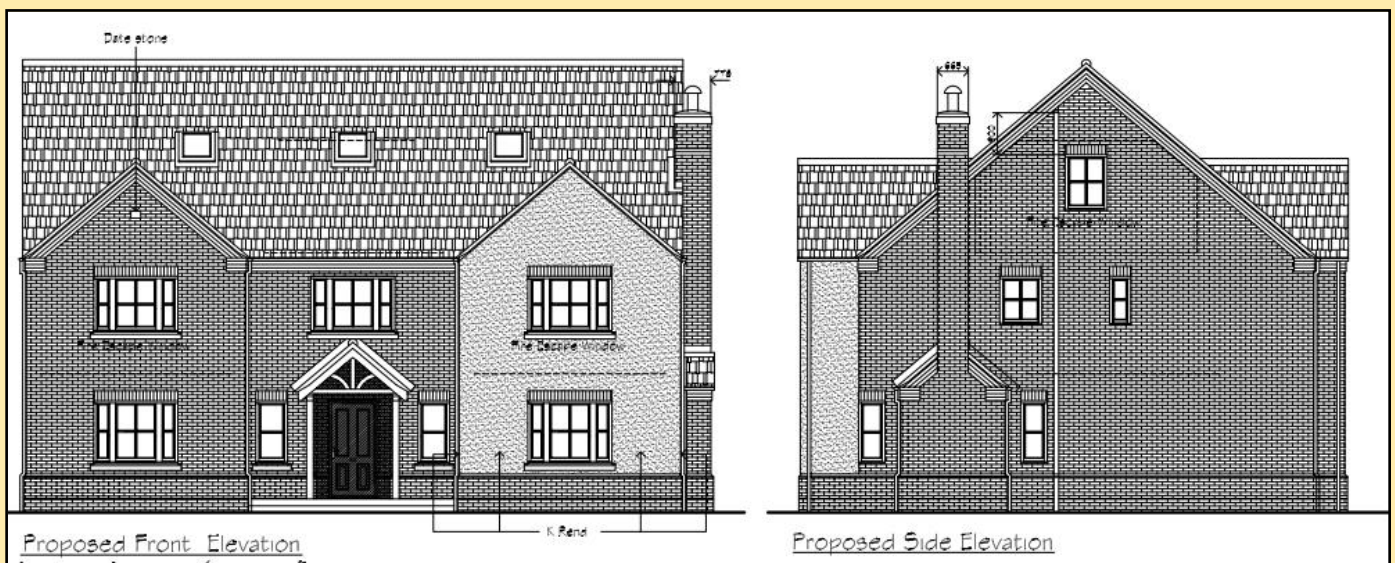
TENURE

Freehold with vacant possession upon completion.

SERVICES

Interested parties must make their own enquiries directly with the service providers concerned as to the availability, practicality, and cost of providing all necessary services to the plot/s as required. We understand that mains water and mains drainage runs along Reservoir Road past both plots as does mains electricity. We are also advised that gas may be in the locality. However, interested parties are strictly requested to make their own enquiries regarding the availability of services, at their own cost.

PLOT 1 & PLOT 2 – FULL PLANNING CONSENT PROPOSED PLANS (INDICATIVE ONLY)



FOR IDENTIFICATION PURPOSES ONLY, NOT TO SCALE

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council (Ref: H17-0128-24) dated 8th April 2024 for the development of the plots. The plans included in the Full Consent show both plots being developed into detached five bedroom dwellings with off road parking and a double garage (subject to conditions). It will be the responsibility of any interested Parties to investigate the conditions, timescales and requirements associated with the development of the Plot/s. Further details are available from the Vendor's Agents – Richard Start or Alice Peach, R. Longstaff and Co LLP.

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 Application which shows the indicative layout for the Outline Planning Consent Application. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H17-0128-24&from=planningSearch>

MEASUREMENTS

The information on the Outline Planning Consent Plans states the proposed Site areas to be as follows:

Plot 1 – Extending to 0.093 Hectares (0.23 Acres) or thereabouts – EDGED RED

Plot 2 — Extending to 0.093 Hectares (0.23 Acres) or thereabouts – EDGED BLUE

Interested parties must verify any necessary details including the site measurements prior to any commitment to purchase.

INFORMATION PACK

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

EMAIL – or richardstart@longstaff.com or alicepeach@longstaff.com

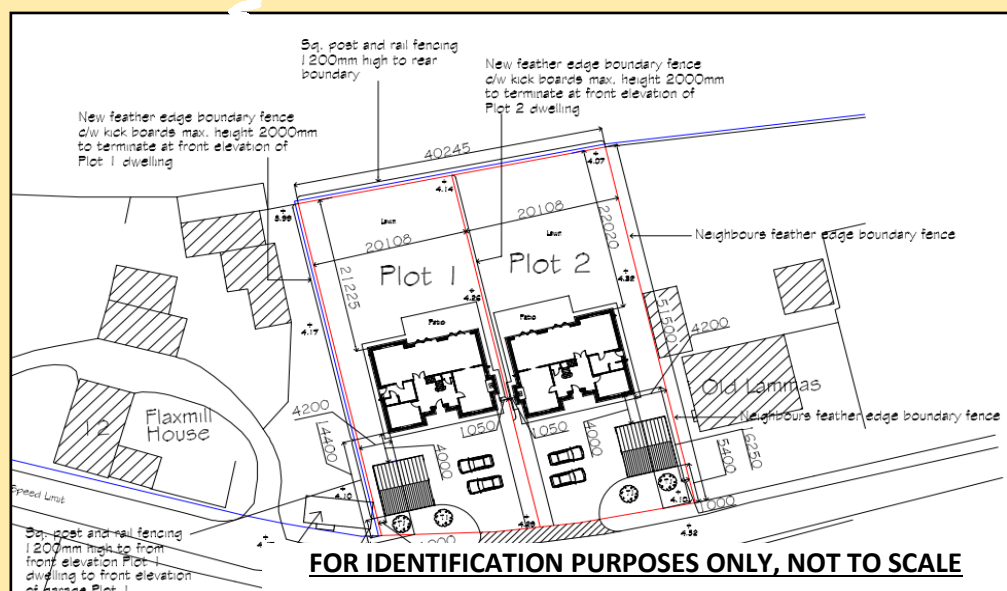
- Plans associated with the Planning Application
- Copy of the Decision Notice

RIGHT OF WAY, WAYLEAVES AND EASEMENTS ETC:

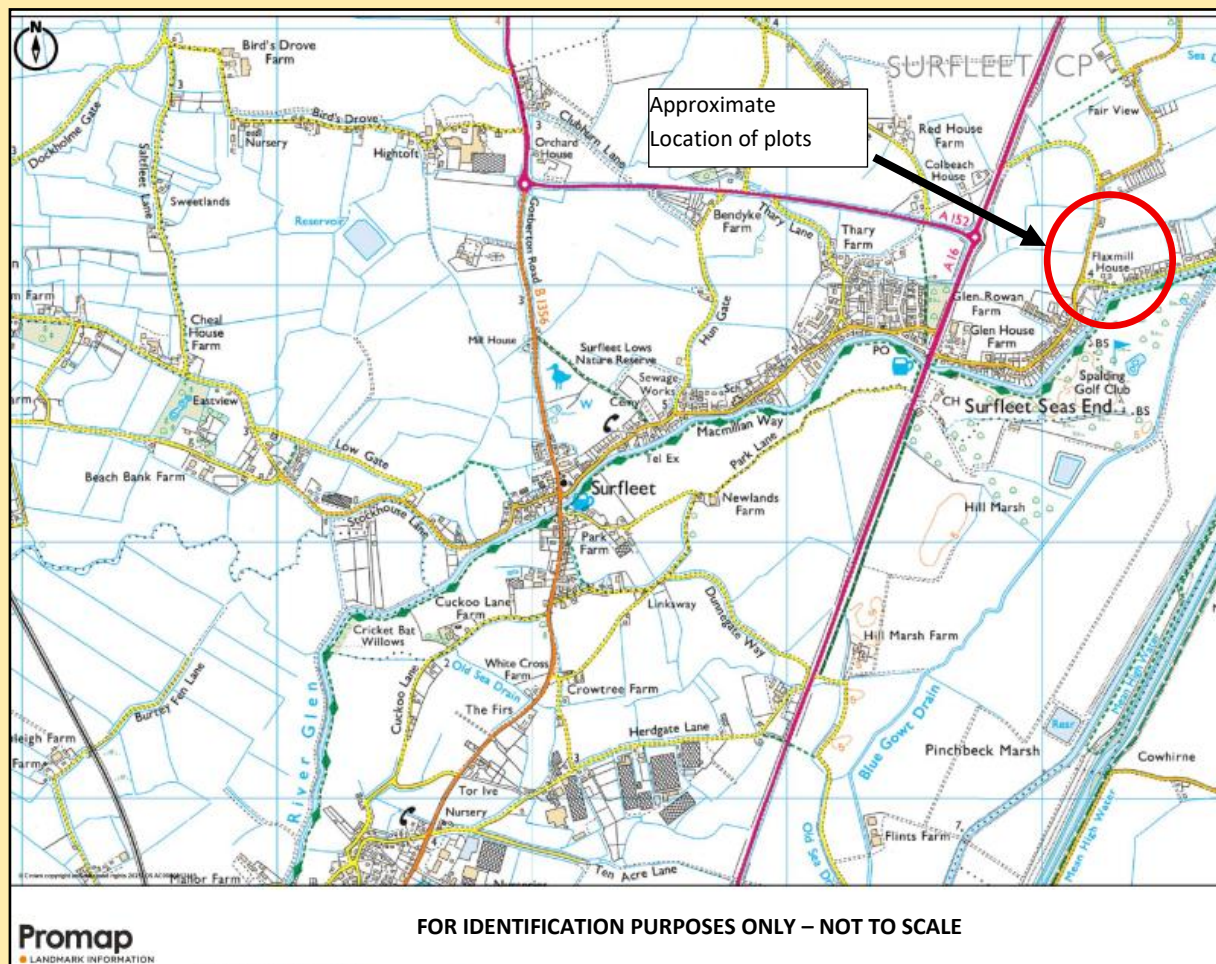
The Land will be sold subject to and offered with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water, electricity and other rights, easements, quasi-easements, and all wayleaves, whether referred to specifically in these particular's or not. It is the potential purchaser's responsibility to investigate the availability of the above, this will be at the cost of the potential purchaser. Any payments for wayleaves, rights of way, easements and disturbance offered to and/or agreed by the seller prior to the completion of the sale of the land are to be retained by the sellers in totality.

METHOD OF SALE:

The land is offered for sale by Private Treaty. The Vendor reserves the right to conclude the sale by 'Best and Final' offers or by private auction. Interested parties who may wish to discuss any aspect of this should contact the Vendor's Agent – Richard Start or Alice Peach, R. Longstaff and Co LLP on 01775 766 766.



LOCATION PLAN



LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Priory Road, Spalding, Lincolnshire PE11 1EX
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

Internal Drainage Board:

South Holland Internal Drainage Board, Foxes Low Road, Holbeach, PE12 7PA
CALL: 01406 424933

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: RAS/AMP/ S11896

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

The property can be viewed in normal daylight hours having a copy of these Particulars to hand.

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

CONTACT

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

T: 01775 765536

E: richardstart@longstaff.com alicepeach@longstaff.com www.longstaff.com