



LOCATION

The land is located off Gas House Lane, Sutton Bridge. The land lies close to the centre of Sutton Bridge. Shopping facilities and further Secondary schools are located in the nearby town of Holbeach (7 miles).

Sutton Bridge lies just off the A17, giving good access to Kings Lynn (12 miles) and beyond to the north Norfolk coastal resorts. The A16 at Algakirk 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 plot is a relatively flat and level site extending to approximately 398m². It is shown edged red on the plan included in these Particulars (for identification purposes only).

There is a fence to the south and hedges to the northern and western boundaries.

The plot itself measures approximately 15m (frontage) x 26m (average depth).

It is understood that the built dwellings will be approximately 1m above existing ground level, and a retaining wall is required to be built around the sites south, west and north boundaries.

TENURE

Freehold with vacant possession upon completion.

SERVICES

It is believed that mains electric, drainage and water are available in Gas House Lane. 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.

SITE FEATURES

A high level wall is in situ, on the plot, laying just inside the west (rear) boundary.

The plot is relatively cleared and any further clearance of the land will be the responsibility of the purchaser.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No. H18-1174-22 dated 11/4/23 for the development of the site. There are a number of pre-commencement planning conditions which will be for the purchaser to satisfy

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 are copies of the plans determined in the Planning Application which show the consented design of the dwelling. Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL: 01775 761161.

The purchaser will be responsible for compliance with all of the conditions of the granted Planning Consent.

INFORMATION PACK

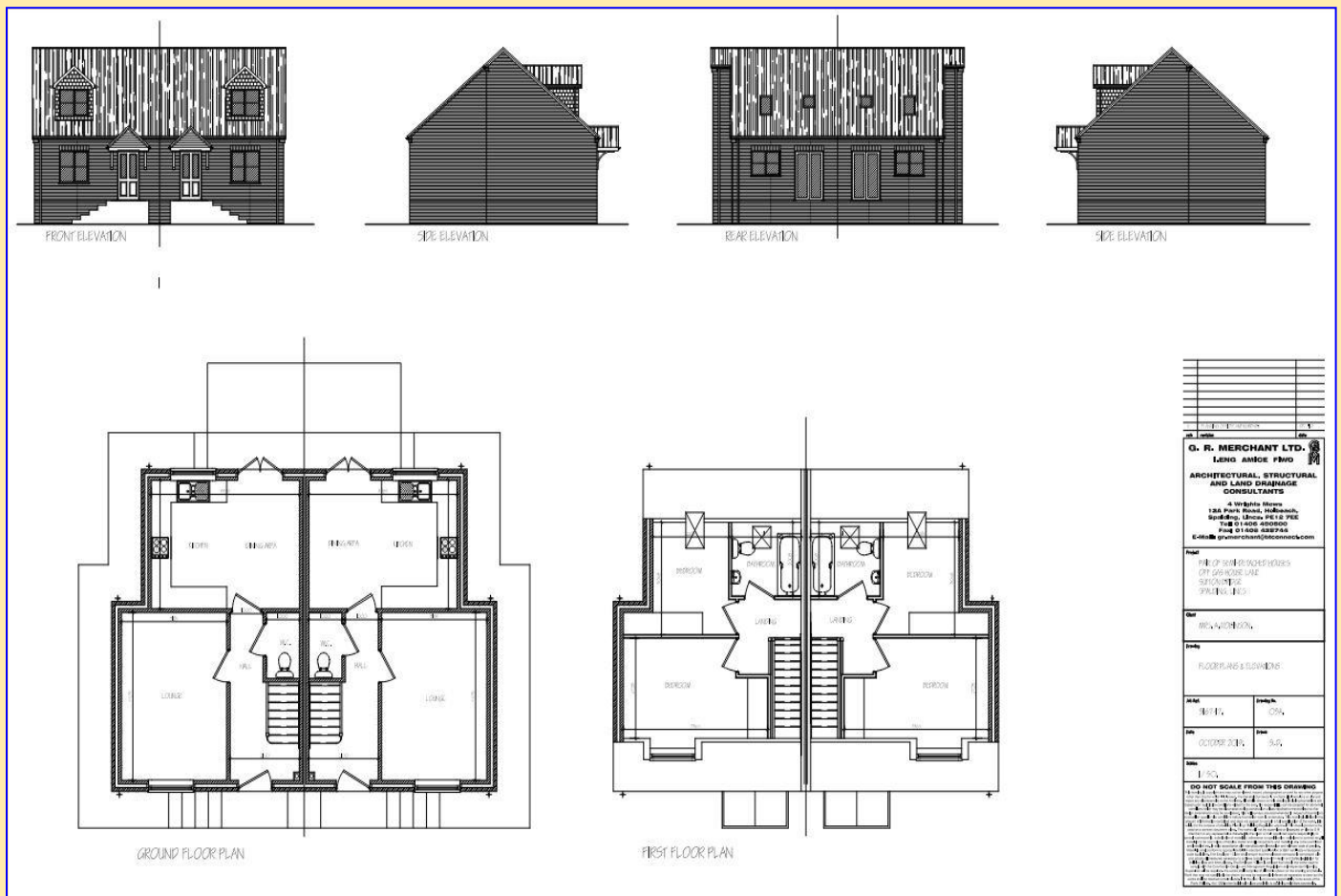
Details of the following documents are available upon request: CALL: 01775 765536

Email: commercial@longstaff.com

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

The Plans Reproduced in these Particulars are with permission from the Vendors or the Controller of HM Stationery Office under Licence No. 100004279

FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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: S11503

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 at any time with a copy of these particulars to hand.

NB: The site is uneven 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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