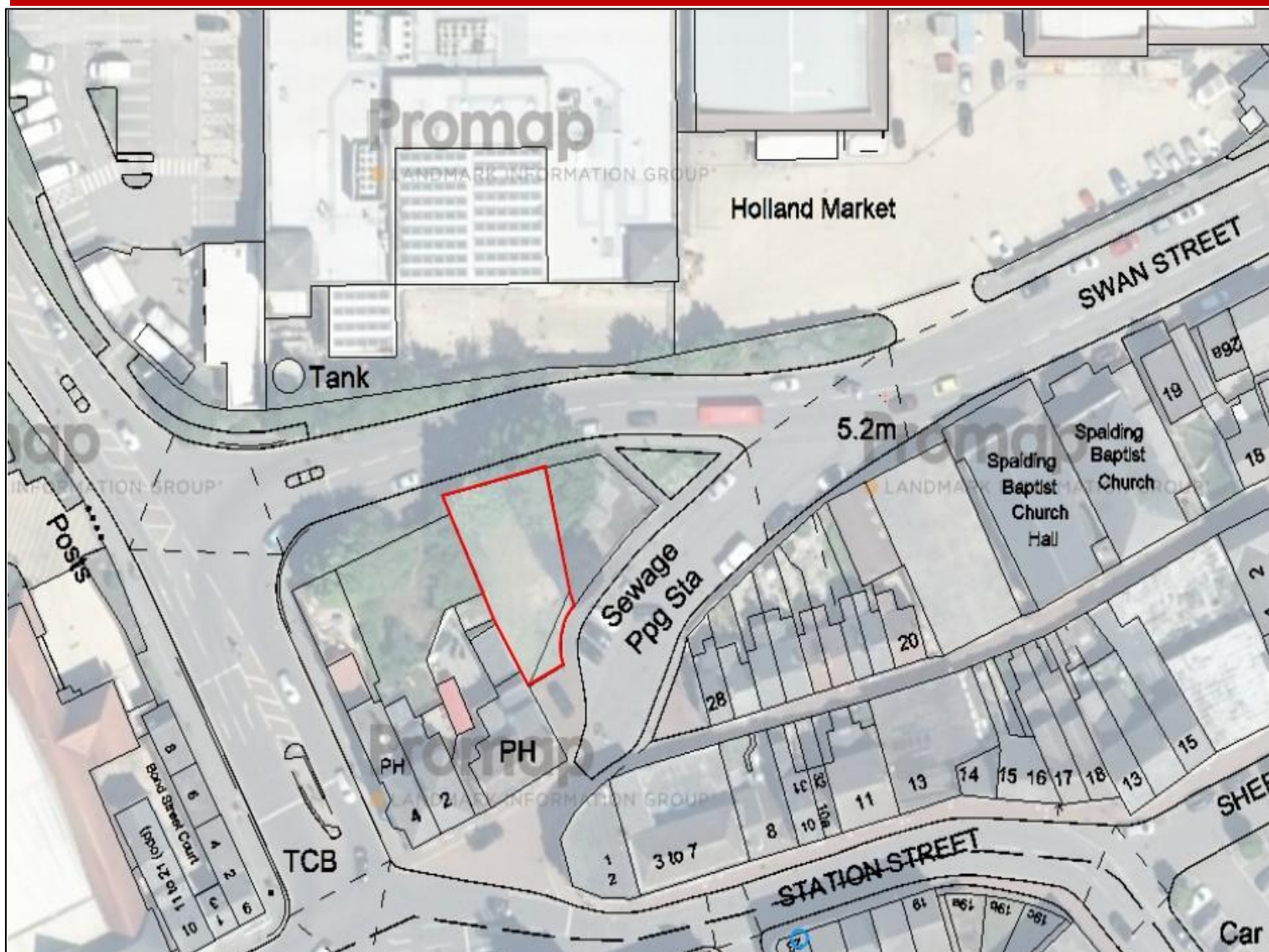


EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Surplus site

Swan Street, Spalding, PE11 1BT

FOR SALE - Guide Price: £80,000 Freehold

- Development site within Spalding Town centre
- Site Area 322m²
- Pre Planning advice for Residential development obtained

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated on Swan Street, within being therefore within close walking distance of Spalding Town Centre with its extensive shopping, leisure facilities, Schools, Train and Bus Stations. Spalding lies 16 miles via A16 to Peterborough, which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

Swan Street is an established area with housing and some commercial properties.

DESCRIPTION

The site is Local Authority site has become surplus to requirements and is offered for sale with vacant possession on completion.

The site lies adjacent to Mulberry's Bar and is accessed directly from the pavement. It is adjacent to an Anglian Water pumping station.

A cleared level site, with Heras fencing currently to the front boundary, and fences to others. The site has one substantial Sycamore tree on it, being towards the rear, with branch overhang also onto the site from other large trees located immediately adjacent the site's boundaries, including an Oak tree in the pavement adjacent the north east corner.

The plot has an average width of approximately 13m and has a maximum depth of approximately 27m.

PLANNING CONSIDERATIONS

The site is within the red line boundary of Spalding, and Pre Planning advice has been obtained from South Holland District Council Planning department for redevelopment to a residential form. Any further queries in respect of Planning matters should be addressed direct to the Planning Department - EMAIL: planningadvice@sholland.gov.uk

Conditions of Sale:

1. The purchaser will be responsible for applying for any planning consent, and compliance with all Planning Conditions, and meeting any S106 contributions, and for all costs associated thereto.
2. The purchaser will contribute to the vendor's legal costs for the sale, capped at £1,500 plus VAT.
3. The use of the site for siting permanent mobile homes, motorhomes or caravans will not be permitted.

GENERAL INFORMATION

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains electricity, gas, drainage and water are understood to be available in Swan Street. However, purchasers are required to check the availability by making their own enquiries with the 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

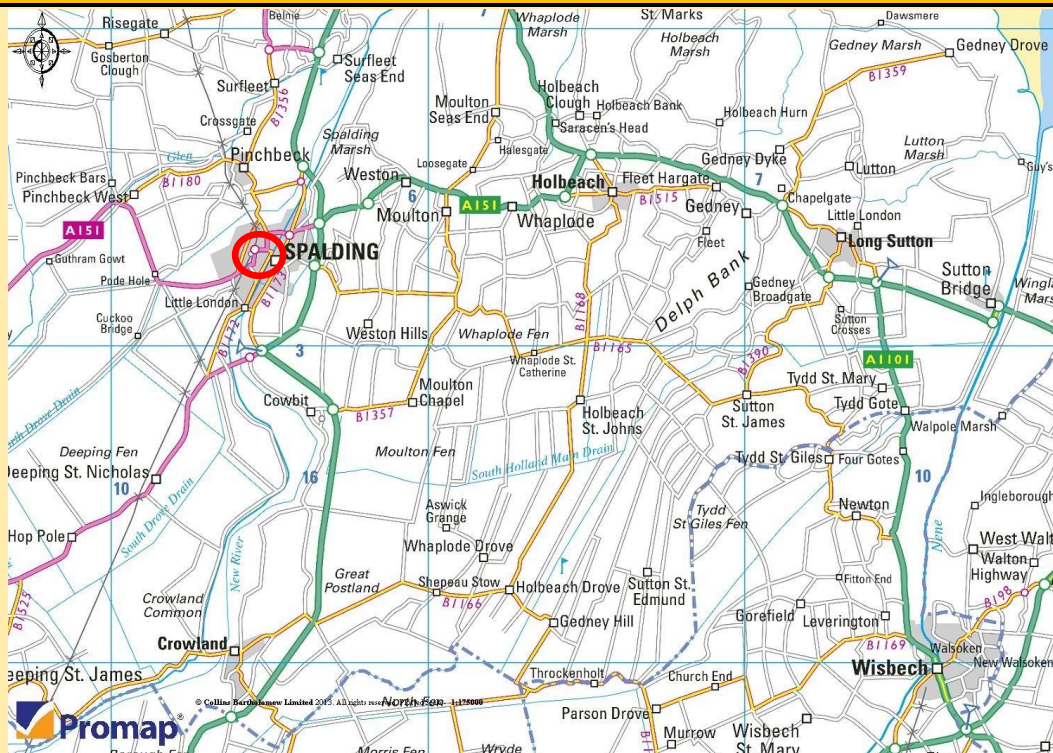
Electricity:

National Grid - New Supplies - Customer Application Team,
Email: Nged.newsupplies@nationalgrid.co.uk

Gas:

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





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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: S12093 August 2026

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 LLP.
5 New Road, Spalding, Lincolnshire PE11 1BS
www.longstaff.com

CONTACT / VIEWING

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