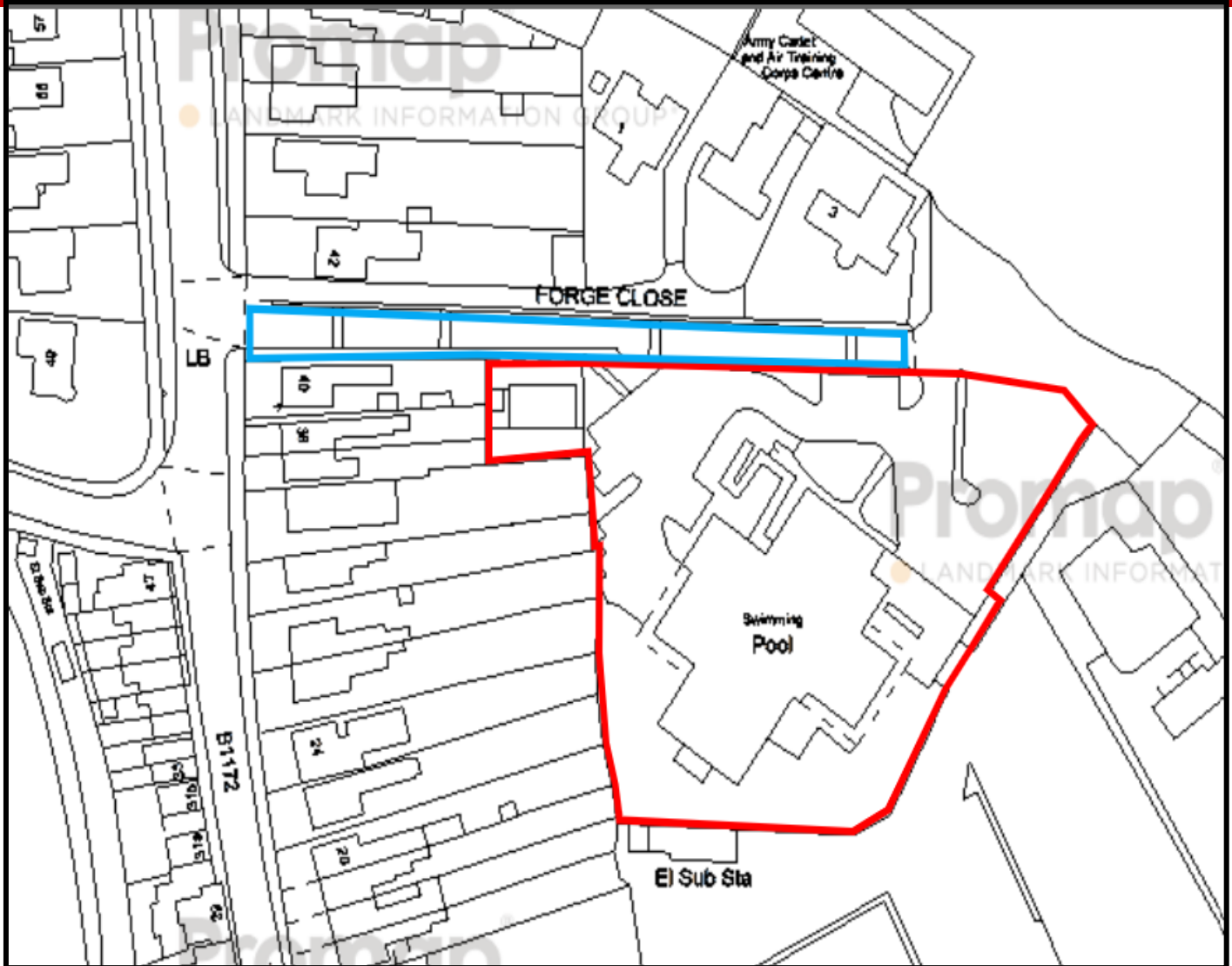


EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Development site, Pinchbeck Road, Spalding, Lincolnshire PE11 1QF

FOR SALE - Guide Price - £1.3 Million Freehold

- Development Site within established residential area in Spalding
 - Site area 1.60 acres
 - Close to the town centre

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated off Pinchbeck Road, Spalding, being therefore within walking distance of Spalding Town Centre, with its extensive range of shops, Primary and Secondary Schools, Train and Bus Stations, and all Leisure and Health facilities. Spalding lies 16 miles north of Peterborough, which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

DESCRIPTION

The site is owned by the Local Authority and is shortly to become surplus to requirements and is offered For Sale with vacant possession on completion. The site comprises the area edged red on the plans in this brochure.

The site is currently in use as the Castle Swimming Pool Complex, and has other connected club buildings sited on its grounds, but upon the completion of the new Pool at the Castle Sports Complex, the pools will be drained and buildings emptied. Demolition of the existing Swimming pool building and Swimming Club building will be for a developer to carry out, and offers are invited on the basis of the purchaser being responsible for all costs associated with demolition.

The roadway used to access the site is currently in the same Land Registry Title, however the roadway is being retained as a secondary means of access to the Castle Sports Complex, but with rights for access and services granted over the roadway, edged blue, for the benefit of the subject site.

The site extends to approximately 1.60 acres, and is surrounded by the fences of surrounding residential properties to the west, the palisade fencing of the Spalding Police station to part of the east boundary, but is otherwise open to the remainder of the east boundary to the Westlode Street car park, and open to the Castle Sports Complex to the north boundary, where the site is also opposite a small private estate of bungalows (Forge Close). There are some trees and vegetation to the eastern boundaries.

The site lies close to the junction of Pinchbeck Road with Kings Road and is nearby to residential properties and the Macarthy and Stone 'Pool Close' retirement complex.

PLANNING CONSIDERATIONS

The site is offered for sale with the benefit of an Outline planning consent for a 70-bed extra care housing facility on the site and additional land adjacent – ref H16-0506-24, however, offers are invited on a subject to planning basis, with the purchaser being responsible for all costs of obtaining planning consents, and all costs of compliance with the conditions of those consents.

The site lies within the settlement boundary of Spalding. All 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

Conditions of Sale:

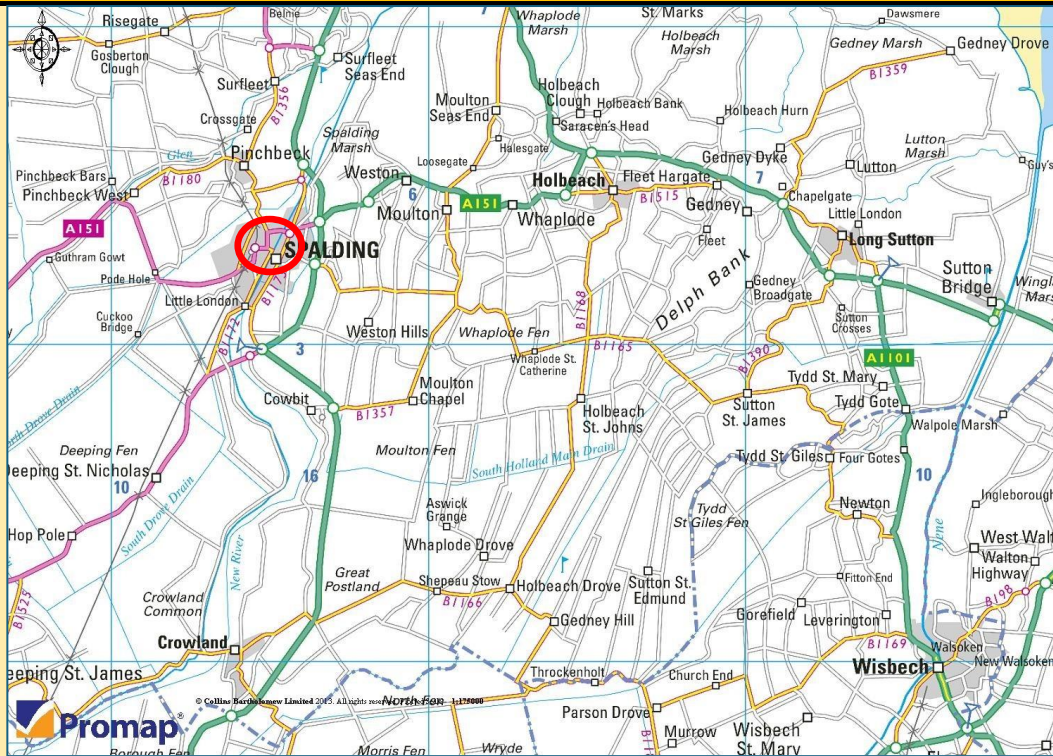
- 1. The purchaser will be responsible for applying for all planning consents, and compliance with all Planning Conditions, and meeting any S106 contributions, and for all costs associated thereto.**
- 2. The purchaser will contribute to the vendor's legal costs for the sale, capped at £1,500 plus VAT.**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

Offers on a conditional basis will be considered.

GENERAL INFORMATION

TENURE	Freehold with vacant possession on completion, expected to be not before Spring 2027.
SERVICES	It is understood that all services currently serve the site and buildings, but that upon demolition they would be disconnected, although still available in the entrance roadway/roads nearby. Prospective purchasers are required to check the availability of all services, by making their own enquiries with the Utility providers.
LOCAL AUTHORITIES	
<u>District & Planning:</u>	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
<u>Water & Sewerage:</u>	Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155
<u>County & Highways:</u>	Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL CALL: 01522 552222
<u>Electricity:</u>	National Grid - New Supplies - Customer Application Team, Email: Nged.newsupplies@nationalgrid.co.uk
<u>Gas:</u>	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: S12132 September 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

Commercial/Development Land Department
CALL: 01775 765536
E: commercial@longstaff.com

Viewing of the site is permitted with a copy of these Sale Particulars to hand. Viewings of the internal parts of the buildings is strictly by prior appointment with the agents.