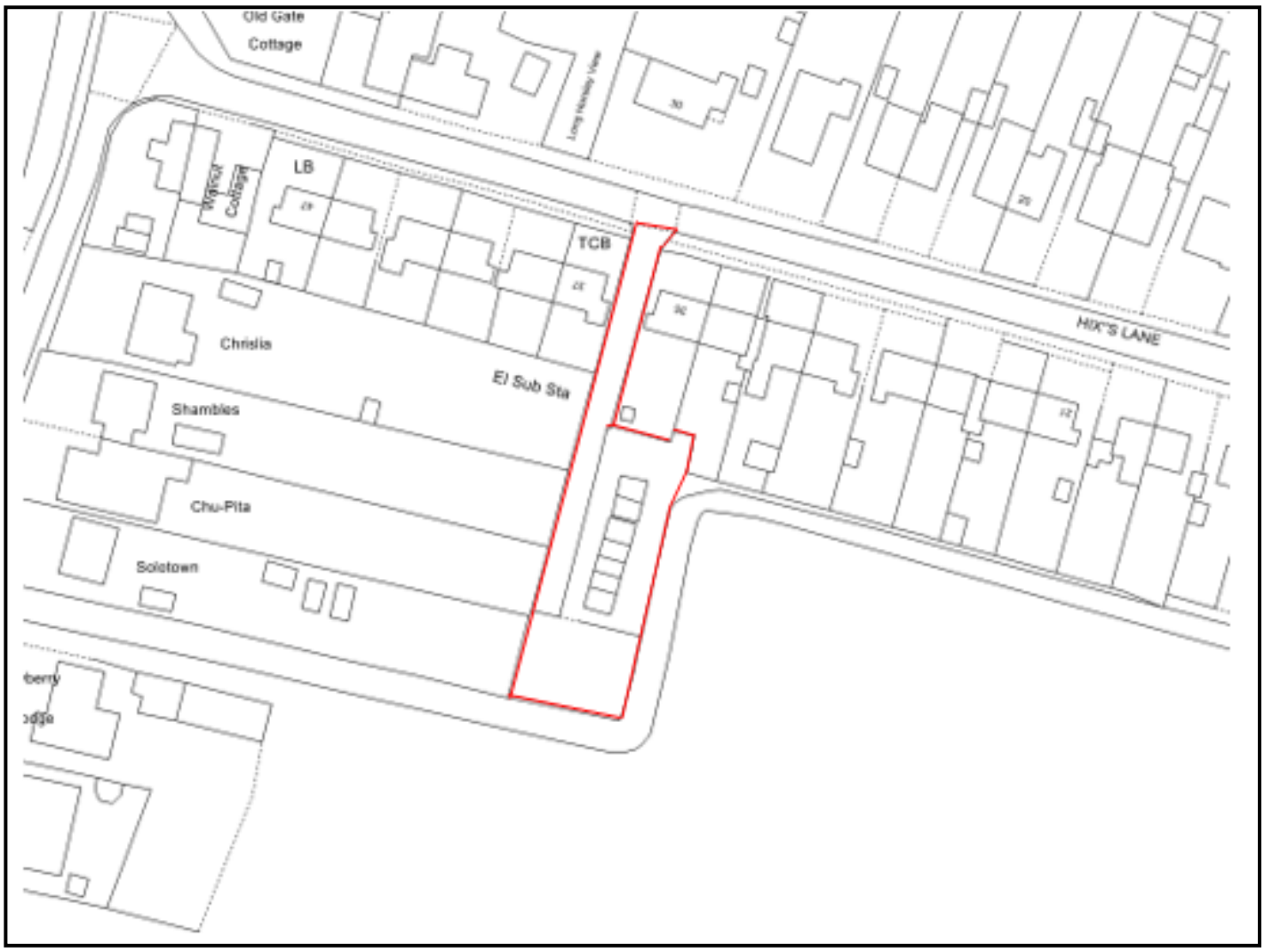
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Longstaff.com

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Garage site

Hix's Lane, Tydd St Mary, Wisbech, PE13 5QW

FOR SALE - Guide Price: £100,000 Freehold

- Site within an established residential area in Tydd St Mary, and within the development boundary in the South East Lincolnshire Local Plan
- Site Area excluding entrance roadway approximately 908m²





LOCATION

The site is situated in the centre of Tydd St Mary, off Hix's Lane. The village has a village shop, Public House and a Primary school.

DESCRIPTION

The site is a former Local Authority garage site, which has become surplus to requirements and is offered for sale with vacant possession on completion, with the existing 7 concrete sectional garages in situ.

The site lies at the end of a roadway passing between 2 bungalows, which also provides access to an electricity Substation.

The site, excluding the entrance roadway, measures approximately 47m depth and has a maximum width of 18m, being therefore approximately 908m² overall.

PLANNING CONSIDERATIONS

The site lies within the red line boundary for Tydd St Mary on the Local Plan Inset map, with therefore an expectation of residential development being granted by the Local Planning Authority. The purchaser will be responsible for the demolition of the garages, which will be with vacant possession at completion of a sale. All 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 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

All mains services are understood to be available in Hix's Lane. However, purchasers are required to check the availability by making their own enquiries with the Utility providers. An Anglian sewer runs along the entrance roadway, and an electricity substation is adjacent to the site.

LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Water:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

County & Highways:

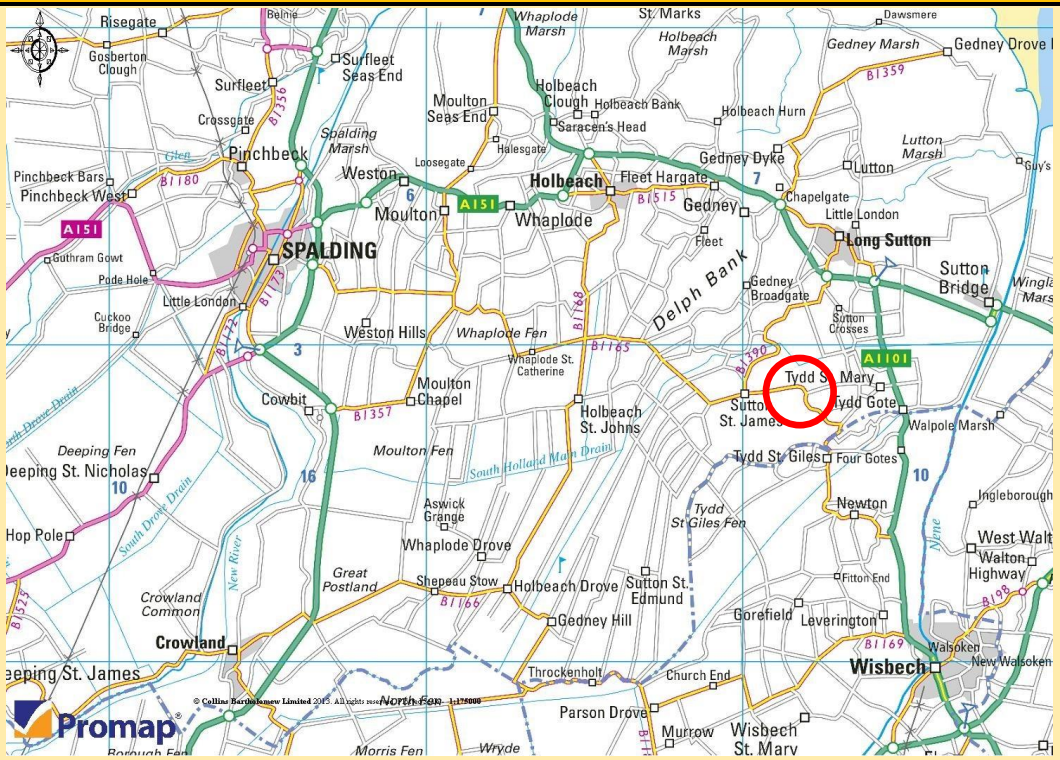
Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity:

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



PLANS REPRODUCED WITH PERMISSION FROM THE VENDORS : FOR INDENTIFICATION PURPOSES ONLY : NOT TO SCALE



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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: S12107 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

At any time with a copy of these particulars to hand. Please revert to us for any questions about this site.
Commercial/Development Land Department CALL: 01775 765536 E: commercial@longstaff.com

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