EST 1770

Longstaff.com

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Land with Full Planning consent for 2 Detached Dwellings

Adj 51 Cowbit Road, Spalding, Lincolnshire, PE11 2RJ

FOR SALE - Guide Price of £250,000

- Situated on Cowbit Road –within an established residential area overlooking the River Welland, a short distance from Spalding town centre
- Approximately 825m². Frontage approx. 20m, widening to approx. 23m and 38m maximum depth





LOCATION

The land is situated close to the Little London Bridge off Cowbit Road, Spalding, being therefore within walking distance of the town and other amenities. Cowbit Road is close to the A16, which then provides good access to Peterborough and onward fast train journeys are available to London's Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the north.

DESCRIPTION

The land extends to approximately 825m². The area offered for sale is part of the area shown edged with a thick red line on the determined Planning Application plan included in these Particulars (for identification purposes only). The land is broadly rectangular in shape and has a frontage width of approx. 20m, widening to approx. 23m, and a maximum depth of 38m.

At the present time the property comprises part of the garden to the Vendors' adjacent residential property. New accesses will be required to be formed to Cowbit Road to serve the plots.

NOTES

- Rights for services to the Vendors' retained land are reserved.
- The purchaser will be responsible for the costs of removal of any remaining trees/stumps on the plot.
- Building methods and machinery movements with potential to create vibration disturbance or any damage to neighbouring properties are to be discussed and any limitations agreed upon with the owner of 'The Poplars'.
- Any amendment or new application must be fully approved by the Vendor prior to any Planning application being submitted.
- There is a mains sewer that crosses closely to the rear of the site, and the Vender will grant permission to allow the purchaser to cross his land to this sewer as part of the sale, subject to restoration of the area after connection is made.

PLANNING CONSIDERATIONS

Full Planning Consent was granted by South Holland District Council - Reference No: H16-0771-26 on 1st October 2026, showing the land developed for 2 No. 3 bedroom detached houses. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties.

NB : The purchaser will be responsible for compliance with all Planning Conditions, and for all costs associated thereto.

Any 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

GENERAL INFORMATION

TENURE Freehold with vacant possession.

SERVICES Mains electricity, gas, drainage and water are available in the locality. However, proposed purchasers must check the availability by making their own enquiries with the relevant Utility providers.

LOCAL AUTHORITIES

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

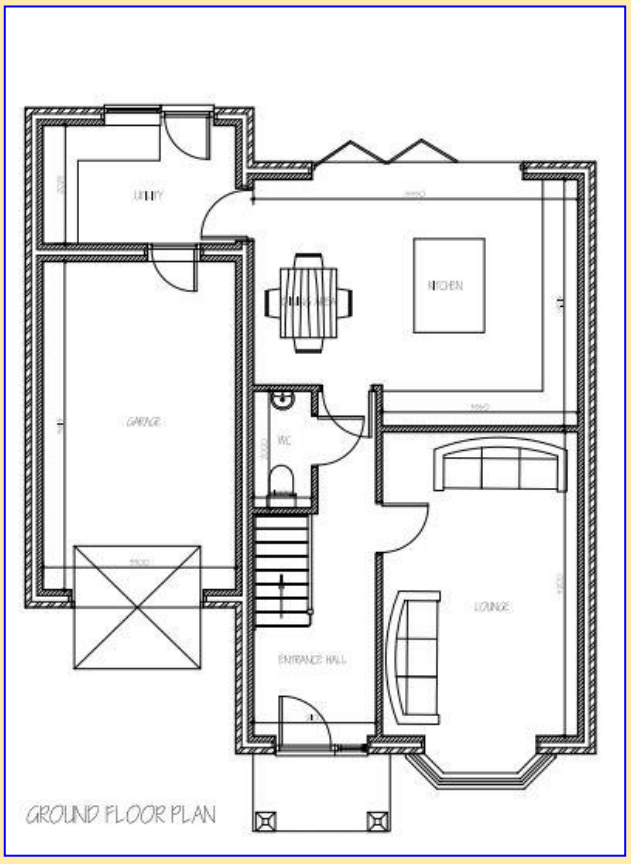
Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

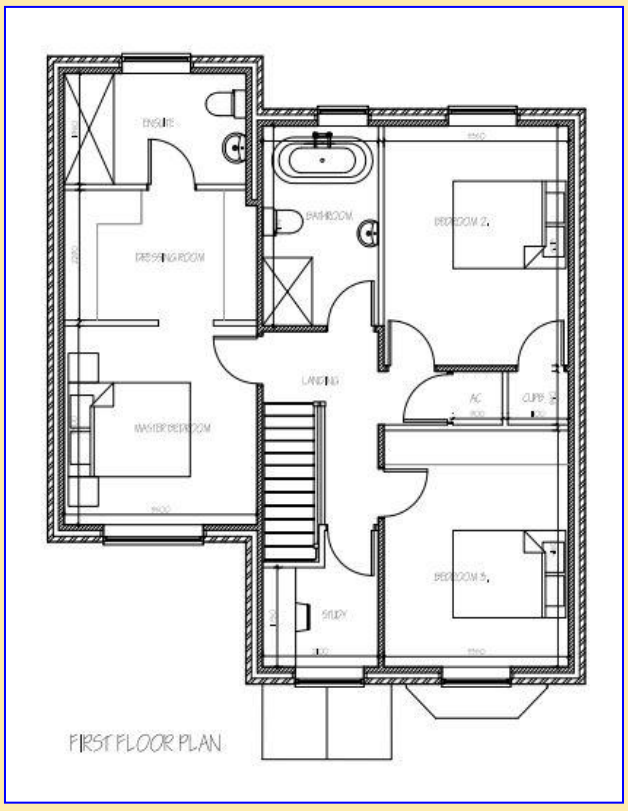
County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222

Electricity: Western Power Distribution - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH
Email: wpdnewsuppliesmids@westernpower.co.uk
CALL: 0121 623 9007

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

Plan Reproduced with permission from The Vendor
FOR INDENTIFICATION PURPOSES ONLY - NOT TO SCALE





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



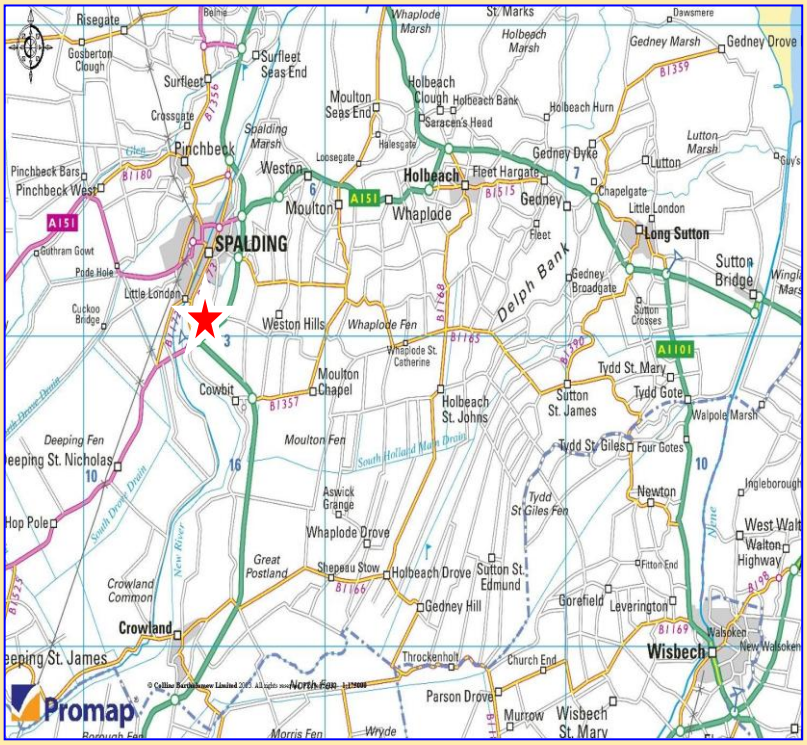
LOCATION PLAN



RIVER WELLAND

Plan Reproduced with permission from the Controller of HM Stationery Office under Licence No. 100004279

FOR INDENTIFICATION PURPOSES ONLY
NOT TO SCALE



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: S10978/ Oct 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

OnTheMarket.com
The Property Ombudsman
rightmove.co.uk
The Central Association of Agricultural Valuers
RICS