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RESIDENTIAL DEVELOPMENT LAND : 01775 765536 www.longstaff.com



Plot 1, Adj 2 Jarvis Gate, Sutton St James, Spalding, South Lincolnshire PE12 0EL

Guide Price £125,000 Freehold - Subject to Contract

- Large plot in a prominent village location
 - Plot area 0.40 Acres (1,640 m²) excluding north dyke
 - Part of a site granted Outline Planning Consent for 2 dwellings
- Within easy walking distance of the centre of Sutton St James and local village amenities
 - Within easy travelling distance of Long Sutton, Holbeach, Spalding and Wisbech

SPALDING 01775 766766 BOURNE 01778 420406

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



LOCATION AND GENERAL DESCRIPTION

The plot is situated close to the junction of the B1165 and Jarvis Gate towards the eastern end of the village but within easy walking distance for village facilities and amenities.

The overall property comprises part of a grass paddock currently used for grazing horses, together with the existing outbuilding. Stables have already been removed.

Recently, Outline Planning Consent has been obtained on the whole paddock, details of which are provided below.

PLANNING CONSENT

Outline Planning Consent was granted by the South Holland District Council on 5th March 2025 for the erection of 2 Bungalows and new access on land adjacent 2 Jarvis Gate, Sutton St James, Spalding under reference no. H20-0622-24. The consent has been granted subject to a number of conditions, all of which are set out in the details of the Outline consent which can be downloaded from the South Holland District Council planning department website <https://www.sholland.gov.uk/> together with additional supporting information.

Copies can be requested by contacting our Residential Development Land department on 01775 765536 or email: commercial@longstaff.com.

Plans and the Outline application have been prepared by G R Merchant Limited to whom contact may be made for the purpose of discussing any element regarding the consent and the conditions which are attached – the contact is Sarah Darlow on Tel: 01406 490800.

Bio Diversity Net Gain is a part of the current Outline planning consent, however it is anticipated that a buyer will submit a new Full planning application for the plot, and that with expected imminent revisions to requirements for BNG for smaller sites, that BNG will not be required on this plot.

Interested parties should thoroughly investigate the planning history on the site and the requirements for additional information in terms of condition compliance all as set out in the Outline consent.

DESCRIPTION

Plot 1 is the northern plot area of the existing paddock, and is being offered for sale with a proposed new 3.5m wide access sited within the area of the proposed shared access detailed on the Outline planning application plans for the 2 new bungalows. A family member of the vendors is retaining Plot 2.

From the existing northern paddock fence, Plot 1 measures approximately 24.3m in width at the front, and its rear width is approximately 23.4m. Measurements do not include the northern dyke.

From the existing frontage paddock fence, the plot's average depth is approximately 54m. This measurement does not include the area of grass and trees in front of the paddock fence, part of which is included in the area being sold.

New wooden fence posts between red topped marker posts define the plot on its southern boundary, and the vendors will erect a new permanent 2m high close board fence on concrete posts along this boundary within 3 months of completion, and this fence will thereafter belong to the vendors.

This area of the paddock has one mature tree which is governed by a Tree Preservation Order, and there is another mature tree in the area of the plot outside the paddock fence, but within the plot area, that is included within the same Tree Preservation Order. Additional mature trees are located within the neighbouring plot and in the frontage grass area, and the Outline Planning consent includes reference to Tree Root protection systems to be adhered to during development.

The proposed access to the plot will be within the area of the shared access shown on the Outline planning application plans, however the vendor will not retain any rights to this access. Visibility splays, if needed, will be provided by the vendor over a part of the frontage of plot 2.

EXISTING BUILDING

The existing outbuilding will remain, and be the responsibility of the purchaser to demolish and remove. The shed roof is understood to comprise of asbestos sheets.

EXISTING FIELD GATE

The existing field gate to the paddock is required to be permanently closed within 7 days of the new access being brought into use.

TENURE

Tenure of the property and land is Freehold.

POSSESSION

Vacant possession will be available upon completion.

SERVICES

We are advised that mains electricity and water are currently connected to the Outbuilding, but will not remain connected after completion (unless by separate agreement for a short period), and the existing telegraph pole in the plot will be removed. Main water, electric and foul drainage are located in the road in front of the plot. Mains foul drainage is via an Anglian Water Vacuum system. Vacuum pot B25 is located on the opposite side of Jarvis Gate approximately opposite to the proposed new access, and Vacuum pot B24 is located on the same side of Jarvis Gate as the plot, approximately 20m north of the plot. There is no mains gas available in Sutton St. James.

Interested parties **must** carry out their own specific enquiries with relevant service providers / utilities as to the availability, capacity and practical connection, together with the relevant cost implications for accessing services to the site.

OVERAGE / UPLIFT PROVISION

If an alternative scheme is devised for the plot in excess of 1 new unit, then an overage/uplift clause provision will be invoked based on a 15 year term at 25% of the increase in value. The trigger for such an event would be the earlier of: -

- a) The implementation of an alternative Planning Consent where the number of units on the plot is increased (above 1 new build)
- b) The sale of the land with the benefit of such consent/s having a greater number of units above 1 in total

BASIS OF OFFERING

The property is offered For Sale as a whole with the benefit of the existing Outline Planning Consent.

VAT

The plot has not been opted to tax at the present time and consequently no VAT is payable in addition to the sale price.

VIEWING

Viewing of the plot to be arranged by prior appointment.

NOTE

All parties entering onto the property do so entirely at their own risk and neither the Vendors nor their Agents will accept any liability for damage to persons or property as a result of being on the site. Great care should be taken at all times to avoid trip hazards and other areas of potential danger on site.

REGISTERED TITLE

The plot is presently being registered at Land Registry.

GUIDE PRICE

£125,000 Freehold

LOCAL AUTHORITIES AND SERVICE PROVIDERS

District & Planning:	South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE CALL: 01775 761161
Water and 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 Electricity Distribution (formerly Western Power Distribution) CALL: 0800 096 3080

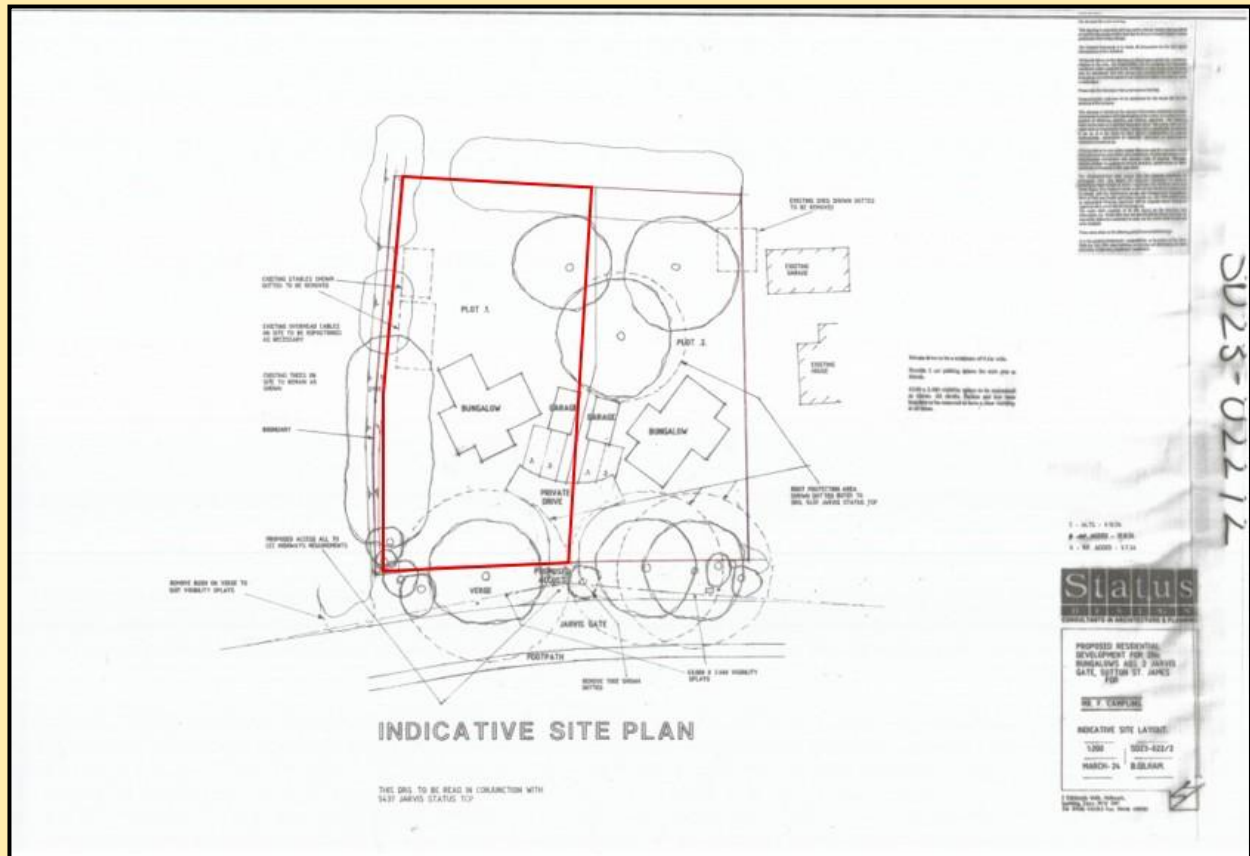
GENERAL VIEWS OF THE LOCATION



GENERAL VIEWS OF THE PLOT/LOCATION

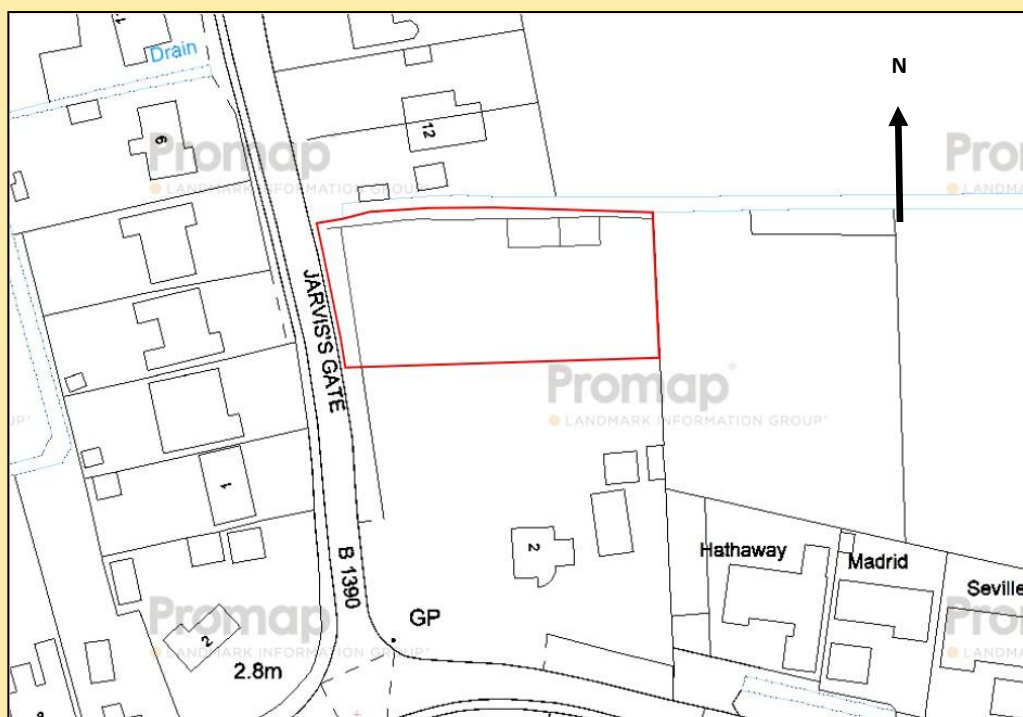


PLOT 1



SITE LOCATION PLAN

FOR IDENTIFICATION PURPOSES ONLY





PARTICULARS CONTENT Ref: S11943/ FEB 26

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Viewings are to be arranged by prior appointment. 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 contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

ADDRESS & CONTACT

R. Longstaff & Co LLP.
5 New Road
Spalding
Lincolnshire
PE11 1BS

T: 01775 765536 E: commercial@longstaff.com www.longstaff.com