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SPALDING COMMERCIAL: 01775 765536 www.longstaff.com



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



Land and Buildings with Full Planning Consent for demolition, and erection of 2 No. Five Bedroom Houses and 1 No. Three Bedroom House Northgate, Pinchbeck, Spalding, Lincs, PE11 3TA

FOR SALE : Offers in Excess of £250,000

'New Build' development for 3 Executive Homes
Pleasant semi-rural setting with open field views
Land area approximately 4,349m²

Additional 'paddock' land adjacent available by separate negotiation

SPALDING 01775 766766

BOURNE 01778 420406



LOCATION

The land and buildings are located at Wisteria Farm, Northgate, approximately 1 mile from Pinchbeck village centre heading towards West Pinchbeck. Pinchbeck offers a good variety of local shops and amenities including Butchers, 'Spar' shops, Pharmacy, Doctors surgery, Take-aways and Hairdressers, as well as a Primary School, and also lies only 2 miles from Spalding, which then provides further Shopping and leisure facilities, as well as good access to Peterborough, where onward fast train journeys are available to London Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the North.

DESCRIPTION

The site extends to approximately 4,349m² and includes the entrance roadway and is shown edged red on the attached Promap plan included in these Particulars (for identification purposes only). Wisteria House, which lies adjacent to part of the site, is in separate ownership.

NOTES:

- The purchaser will be responsible for the costs of removing all existing buildings.
- The purchaser will be required to fence the West and North boundaries with Lincolnshire Post and 3 Rail fencing within 3 months of purchase. All hedging must be set 1.5m inside the fenced boundaries, and Trees planted no closer than 5m inside the fenced boundaries.
- A Right of access to the Pumping Station is reserved over the access roadway at all times.
- The vendor will cease to use the existing access upon completion of a sale.
- There are additional parcels of land to the east and west which could be available for sale by separate negotiation – outlined green and blue. A development overage will apply to these areas.

Full Planning Consent was granted by South Holland District Council - Reference No: H14-0810-23 on 6th December 2023, for the buildings to be demolished and the land being developed for 3 detached Executive homes. 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: There are a number of pre-commencement conditions attached to the planning applications and the purchaser will be responsible for compliance with these and all costs associated with all planning conditions.

GENERAL INFORMATION

SERVICES

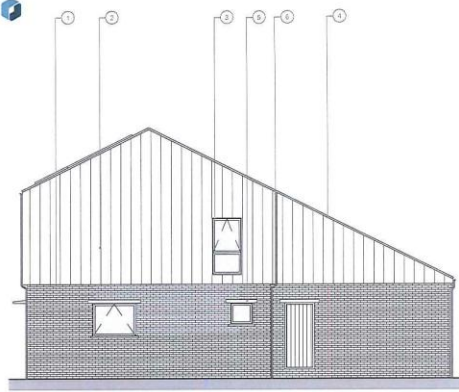
Mains electricity and water are presently connected to the site, however, proposed purchasers must check the availability of services they require by making their own enquiries with the relevant Utility providers. Mains drainage is available in Northgate via a Vacuum pumped mains drainage system, the Pumping Station for which is located adjacent to the entrance of the site.

LOCAL AUTHORITIES

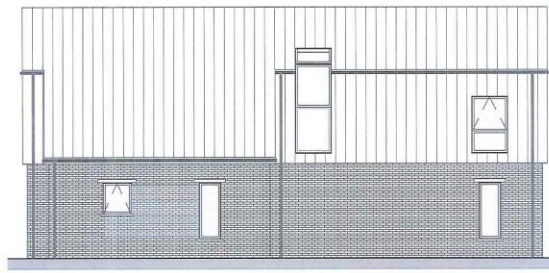
Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161
County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222
Electricity: National Grid - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH CALL: 0121 623 9007
Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155



BUILDINGS TO BE DEMOLISHED



PROPOSED EAST ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50



CONTRACT
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Key	Description
1	Black Brick Block
2	Marlwood Green Sandstone/Brick Cladding
3	Marlwood Green Sandstone/Brick Cladding
4	Marlwood Green Sandstone/Brick Cladding
5	Black Liner
6	Marlwood Green

Rev	Description	Date

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Northcote, Nottingham**

Plot: **PL1, PL2**

THE PLOT 1 AND 2 ELEVATIONS

Drawing Number: **J1987-PL-11**

Plot Size: **A2**

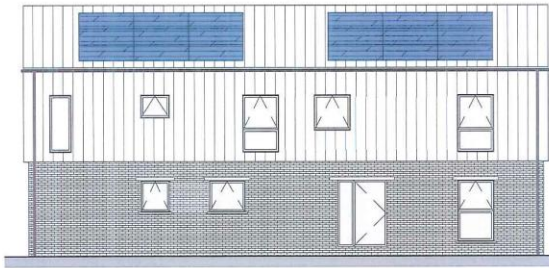


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Lincoln LN2 3LL

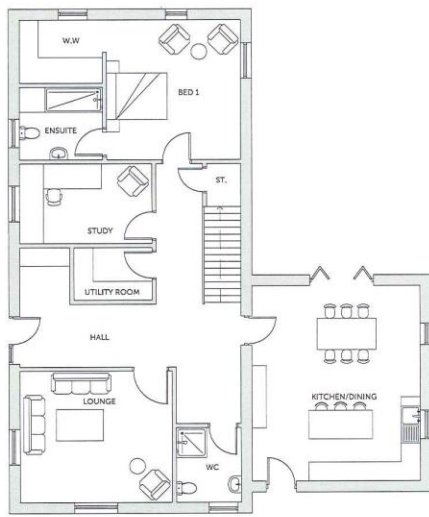
T: 01532 406100
E: info@origindesignstudio.co.uk
www.origindesignstudio.co.uk



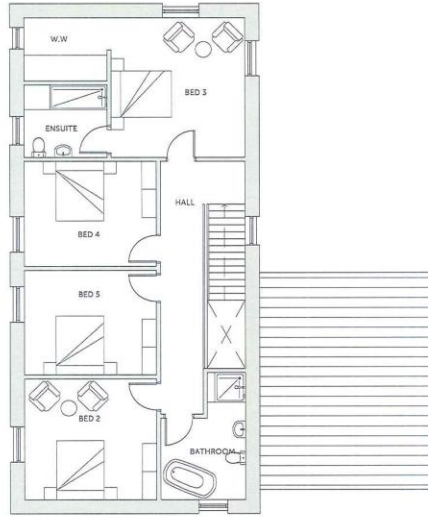
PROPOSED WEST ELEVATION
1:50



PROPOSED SOUTH ELEVATION
1:50



PROPOSED GROUND FLOOR
1:50



PROPOSED FIRST FLOOR
1:50

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Plot: **PL1, PL2**

THE PLOT 1 AND 2 - PROPOSED PLANS

Drawing Number: **J1987-PL-10**

Plot Size: **A2**

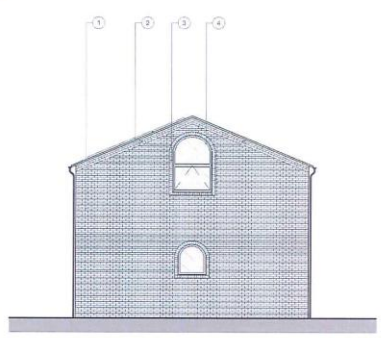


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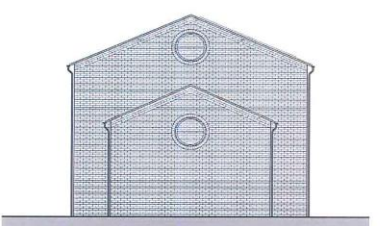
PLOTS 1 AND 2 PROPOSED ELEVATIONS AND PLAN



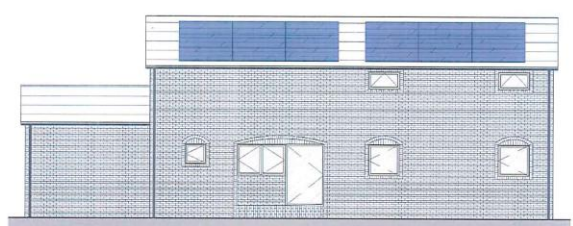
PROPOSED NORTH ELEVATION
1:50



PROPOSED WEST ELEVATION
1:50



PROPOSED SOUTH ELEVATION
1:50



PROPOSED EAST ELEVATION
1:50



COMMENTS
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Ref	Description
1	Roof Flat Deck in Plastic Form
2	Clay Tiles
3	Roof Deck waterproof, Dimpled and Insulated
4	Roof Deck Insulation and Dimple
5	Timber Joist

Rev: 01/2020
 Rev: Description: Date:

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Pocklington**

Northgate **PL23 3TA**

PLOT 3 PROPOSED ELEVATIONS

J1987-PL-13

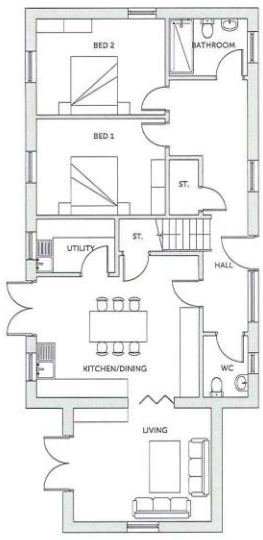
Rev: 01/2020

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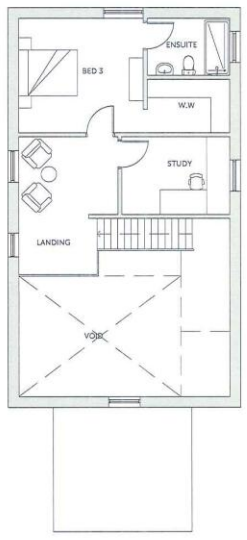
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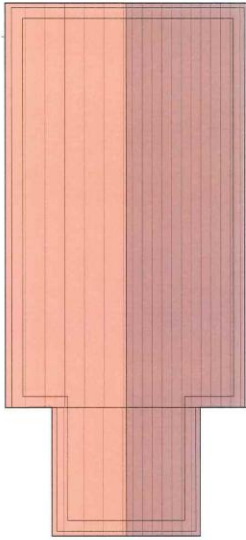
RIBA
Chartered Practice



PROPOSED GROUND FLOOR
1:50



PROPOSED FIRST FLOOR
1:50



PROPOSED ROOF PLAN
1:50



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 Rev: Description: Date:

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Site Name: **Wisteria Farm, Northgate, Pocklington**

Northgate **PL23 3TA**

PLOT 3 PROPOSED PLANS

J1987-PL-12

Rev: 01/2020

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PLOT 3 PROPOSED ELEVATION AND PLAN

TENURE Freehold

PARTICULARS CONTENT

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Viewings are by appointment with a copy of particulars to hand. We make every effort to produce accurate and reliable details but if there are any 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.

Ref: S11396 /April 2026

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