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Building Plot, Roman Bank, Holbeach Clough PE12 8DJ

FOR SALE - Guide Price £70,000 Freehold

- Plot of land with Full Planning Permission in established residential area
- Site area approx 270m²
- BNG requirement fulfilled on adjacent land

LOCATION

The plot is located on Roman Bank, Holbeach Clough, at the centre of the village on the site of the Former Black Horse Pub. The village of Holbeach Clough is just 1 ½ miles north of Holbeach, which has Primary and Secondary Schools and a good range of retail and leisure amenities. Long Sutton lies 5 miles east, and the market town of Spalding is 7 miles west of Holbeach where there are further extensive shopping and leisure facilities and other Secondary schools. 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 South Holland Internal Drainage Board and has become surplus to requirements and is offered for sale with vacant possession on completion. The vendor will be retaining the surrounding land. Lincolnshire Post and rail Fencing has already been erected on the east and south boundaries, and the site is presently Heras fenced to the front boundary.

The plot is that shown edged red in these particulars and has a frontage to the road of approximately 12m and an average depth of 28m, the plot narrows to 6m at the rear. Overall, the plot area extends to approximately 270m².

PLANNING CONSIDERATIONS

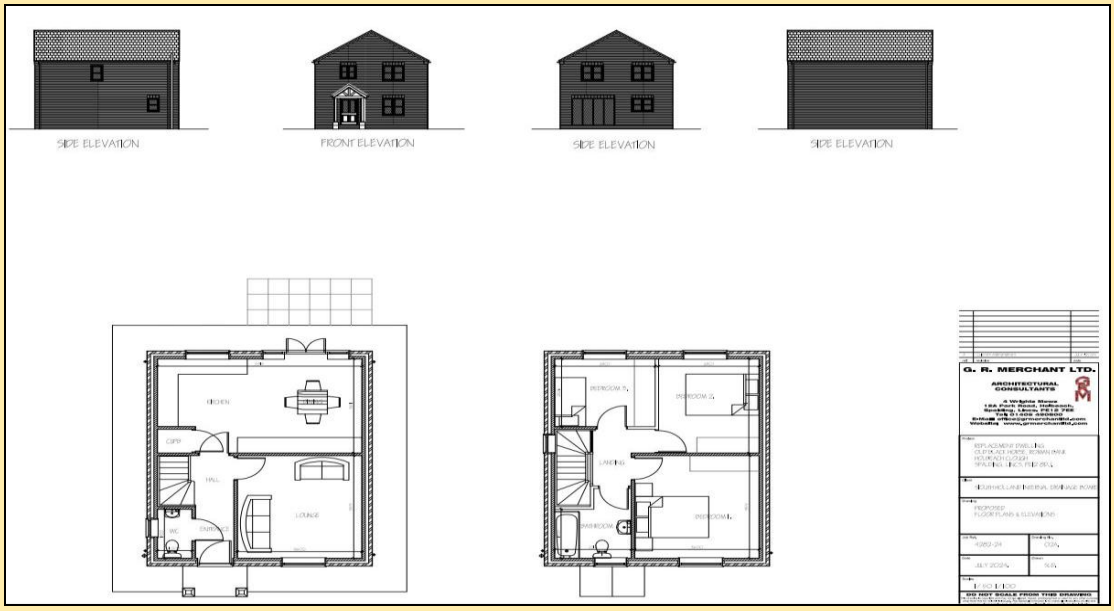
Full Planning consent has been granted by South Holland District Council Planning Department for the development of the plot for a 3 bedroom detached house, without garage. Copies of the consented plans are overleaf. Ref H09-0844-24 dated 2 December 2024. Various conditions are attached to the planning consent; however the vendor confirms that the BNG requirements of the planning consent are being met on its retained land. The purchaser will be responsible for meeting all other conditions of the planning consent and costs associated with those. Any further 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 fencing the western boundary of the plot, 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 or caravans will not be permitted



GENERAL INFORMATION

TENURE Freehold with vacant possession on completion.

SERVICES Mains electricity, water and drainage are understood to be available in Roman Bank, however, purchasers are required to check the availability by making their own enquiries with the 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

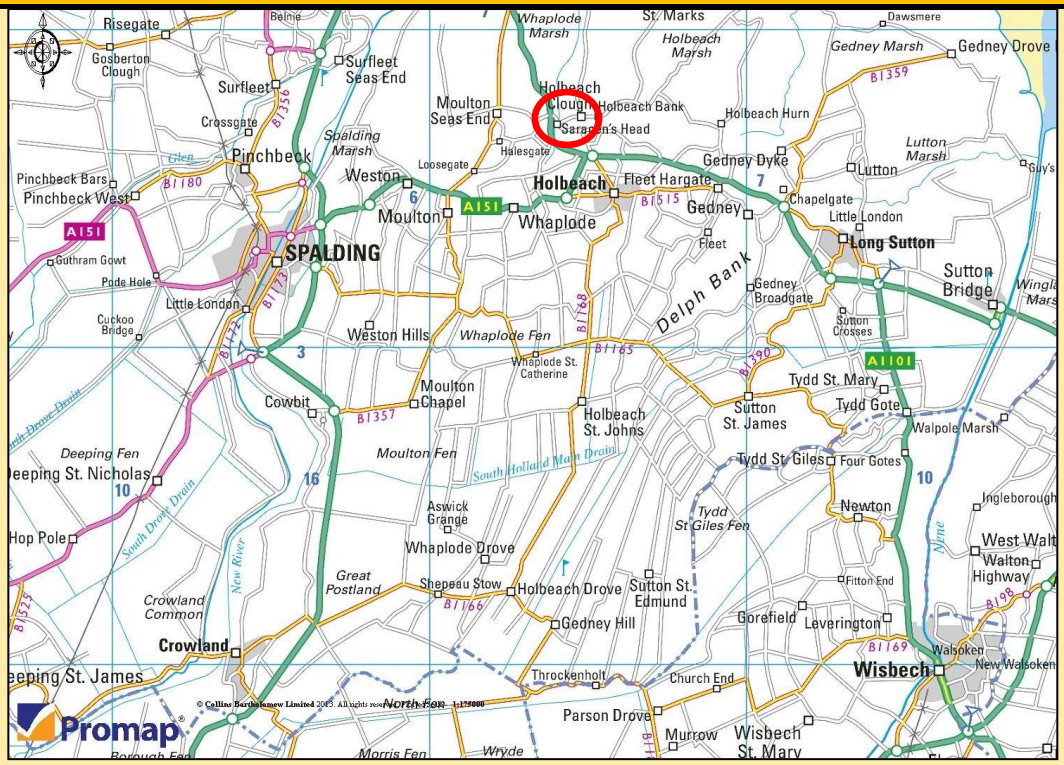
Electricity: National Grid - New Supplies - Customer Application Team,
Email: Nged.newsupplies@nationalgrid.co.uk

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

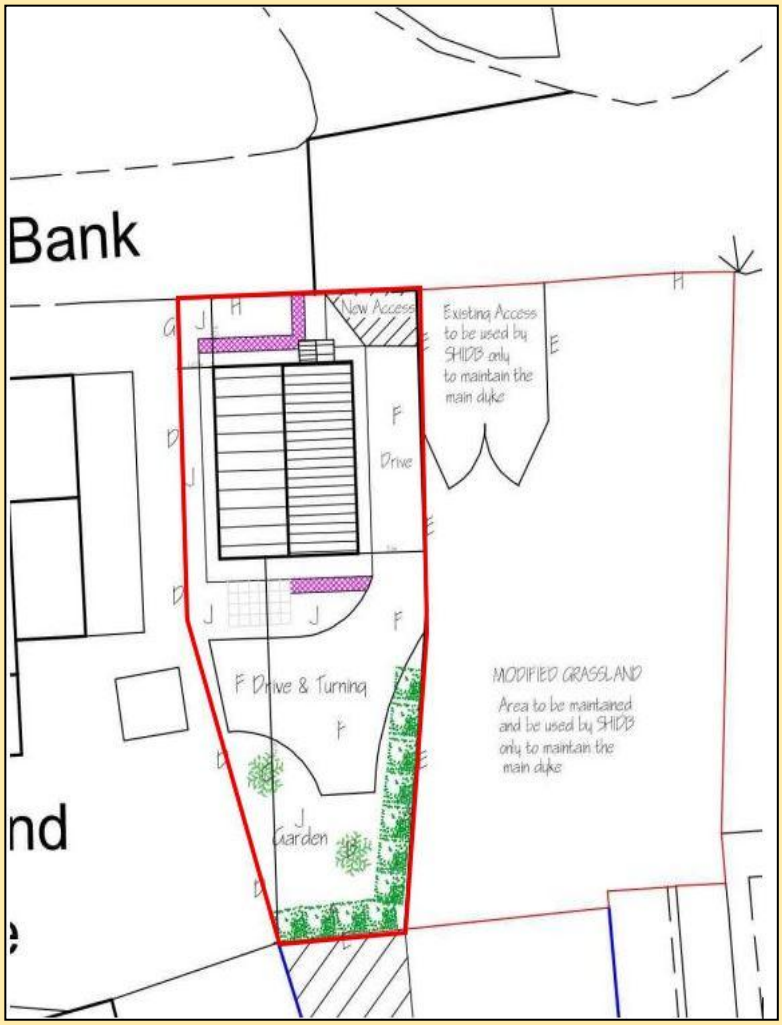
Viewing at any time with a copy of these particulars to hand.



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: S11836 (29 October 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

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CONTACT

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

OnTheMarket.com The Property Ombudsman rightmove.co.uk RICS