ARK PROPERTY









Plot at Burr Lane, Spalding, PE12 6AZ

£135,000

- Rare new-build opportunity on the sought-after edge of Spalding.
- Construction already underway, currently at block and beam stage.
- Footprint and proposed layout clearly established, giving buyers a tangible sense of the finished home.
- Contemporary three-bedroom bungalow with the opportunity to create a stylish, well-appointed home.
- Best of both worlds — convenient access to town alongside the tranquillity and openness of the surrounding countryside.
- Viewing essential.

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An Exceptional New-Build Opportunity in an Edge-of-Town Setting
A rare opportunity to acquire a partially constructed new-build bungalow occupying an enviable position on Burr Lane, on the sought-after edge of Spalding.

Construction has already commenced, with the property currently at block and beam stage, allowing prospective purchasers to clearly appreciate the footprint, scale and proposed layout of the new home. The development offers an exciting opportunity to create a contemporary and well-appointed three-bedroom bungalow in a desirable location, combining the convenience of town living with the tranquillity and openness of the surrounding countryside.

Building Plot

The property is understood to benefit from a New Build Zone warranty, and the site is offered for sale with no onward chain.

The Proposed Property
The thoughtfully designed bungalow is intended to provide well-proportioned and versatile accommodation, comprising:

Entrance hall

Generous lounge

Open-plan kitchen/dining room

Three bedrooms

Principal bedroom with en-suite

The proposed layout offers the opportunity to create a comfortable and contemporary home, with the open-plan kitchen and dining area providing an ideal setting for modern family living and entertaining.

With construction already underway, the current stage of development provides a valuable opportunity for purchasers to visualise the eventual form of the property and, subject to the relevant consents and construction stage, potentially have input into elements of the finished specification.

Location
Burr Lane enjoys a convenient position on the edge of Spalding, providing an appealing balance between accessibility and a more peaceful semi-rural setting.

The historic market town of Spalding offers an extensive range of everyday amenities, including independent and national retailers, cafés, restaurants, schools and leisure facilities, all within easy reach of the property.

The surrounding area also provides an attractive setting for those who enjoy the outdoors, with nearby countryside and riverside routes offering opportunities for walking and enjoying the more tranquil aspects of the local area.

For commuters, the location is particularly appealing, with Peterborough readily accessible by road. Peterborough provides a significantly wider range of employment, retail and leisure opportunities, together with excellent rail connections to London and other major centres.

A Rare Opportunity
Whether purchased as a future home or as an investment and development opportunity, this site represents an exciting proposition for those seeking a new-build property in an established and well-connected location.

The combination of an edge-of-town position, bungalow accommodation, construction already underway, proximity to local amenities and convenient commuter links makes this a particularly interesting opportunity in the Spalding market.

With the build already progressed to block and beam stage, the purchaser has the benefit of seeing the property's footprint and development taking shape, rather than acquiring an undeveloped parcel of land.

An opportunity not to be missed for purchasers seeking a new-build bungalow in a convenient yet peaceful edge-of-town location.

Planning & Important Information
Planning matters relating to the development should be considered in conjunction with the

relevant planning documentation and permissions.

Planning references:

H16-0543-25

H16-0268-26

Prospective purchasers are strongly advised to make their own enquiries with the relevant local planning authority regarding planning permissions, approved plans, conditions, proposed development, building regulations, warranty provision and all other matters relating to the site and proposed property.

Information relating to the proposed accommodation, specification, construction and warranty is provided in good faith but should be independently verified by prospective purchasers and their professional advisers prior to purchase.

Entrance Hall

Cloakroom

Living Room 13'5" x 11'10" (4.11m x 3.63m)

Kitchen Diner 17'8" x 27'6" (5.41m x 8.40m)

Bedroom 12'6" x 16'11" (3.83m x 5.17m)

Ensuite

Bedroom 13'6" x 10'4" (4.14m x 3.15m)

Bedroom 8'8" x 12'0" (2.66m x 3.68m)

Bathroom 6'0" x 11'5" (1.83m x 3.48m)

Garage 8'9" x 16'3" (2.67m x 4.97m)

Property Postcode

For location purposes the postcode of this property is: PE12 6AZ

Additional Information

PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: Not known
Annual charge: No
Property construction: Not yet built
Electricity supply: No services
Solar Panels: No services
Other electricity sources: No services
Water supply: No services
Sewerage: No services
Heating: No services
Heating features:
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway
Building safety issues: No
Restrictions: No
Public right of way: No
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs

- flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.
Accessibility and adaptations: No
Coalfield or mining area: No
Energy Performance rating: Not known

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.







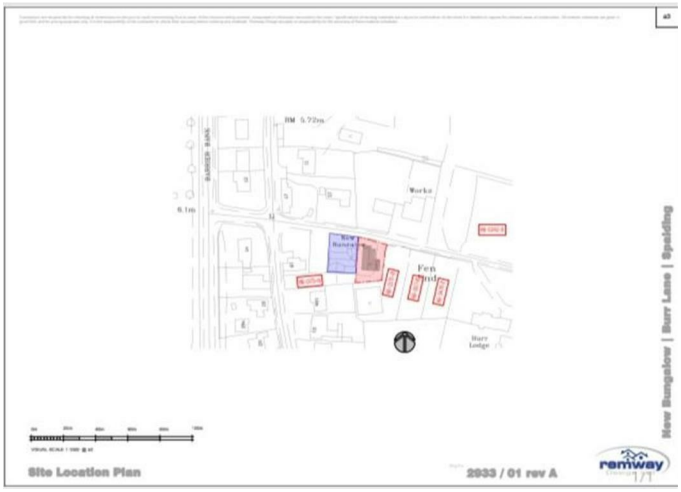

Pedestrian entrance
Site Safety Starts Here
CAUTION
No unauthorised persons beyond this point
All drivers and visitors must report to site office
Safety helmets must be worn on this site
Protective footwear must be worn on this site
High visibility jackets must be worn on this site
No smoking
No children




Locate existing inspection chamber, new 100 dia drain laid to fall of 1:80
10.00
New Vehicle Access To L.C.C. Highways Requirements
Improved Vehicle Access To L.C.C. Highways Requirements
Existing Wooden Close Boarded Fencing Owned By Others
Existing FWIC
9.75
FWIC No 2
Cover level 10.150
19.709
Tidswell Bungalow
20m
FFL 10.50
FWIC No 1
Cover level 10.150
9.60
Existing Wooden Close Boarded Fencing Owned By Others
Due to the scale of the drawing and thickness of lines, clarification that the distance between the edge of the new bungalow and the fence will be a minimum of 500mm
SITE PLAN 1:250

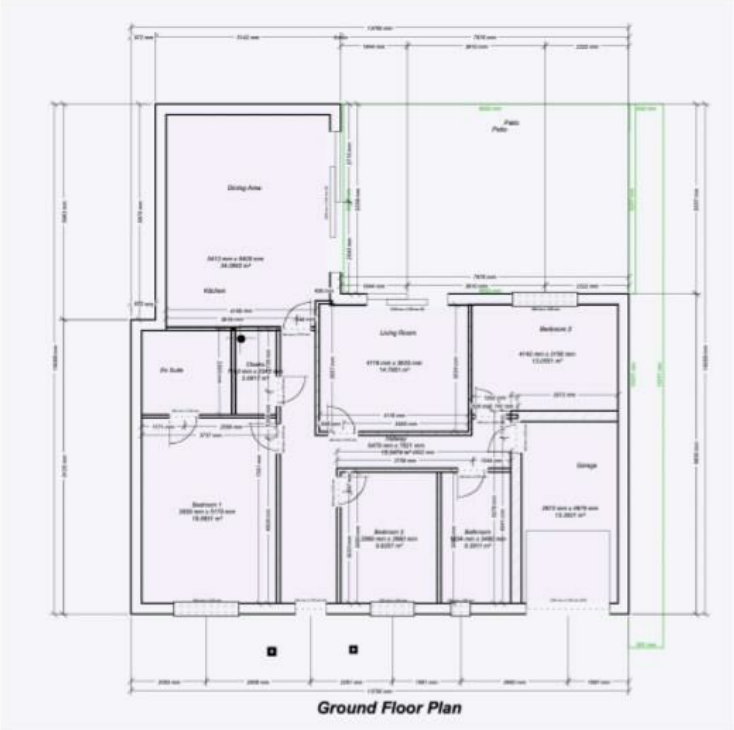



Ground Floor Plan
Proposed Dwelling
Burr Lane
Spalding
For R Campanaro
Scale 1:50 @ A3
Drawing No. 2459:2
HA architectural Services


Site Location Plan
2933 / 01 rev A
remway


Proposed Rear Elevation - 1:100 @ A4
Proposed Front Elevation - 1:100 @ A4
Proposed Side Elevations - 1:100 @ A4
Proposed Dwelling
Burr Lane
Spalding
for R Campanaro
2459:3

Floor Plan



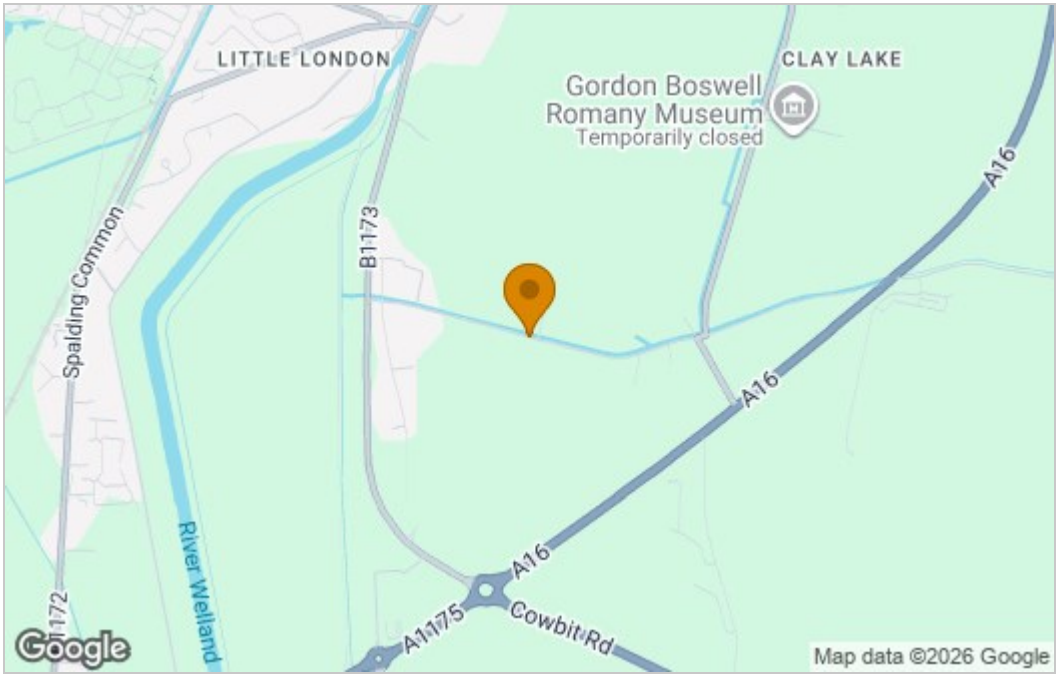
Proposed Dwelling
Burr Lane
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Scale 1:50 @ A3

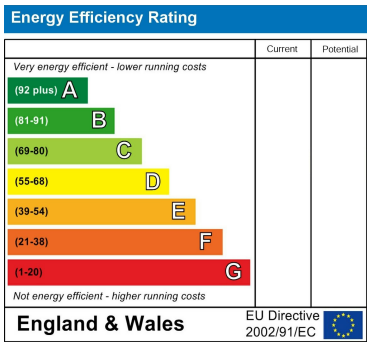
Drawing No. 2459:2

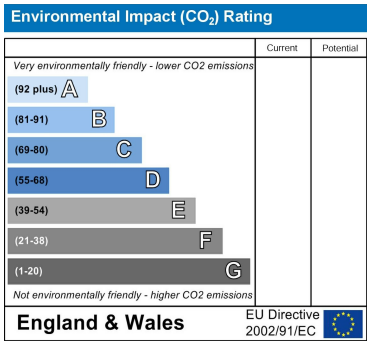
HA architectural Services
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E simon@h-a-architectural.co.uk

Area Map



Energy Efficiency Graph





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