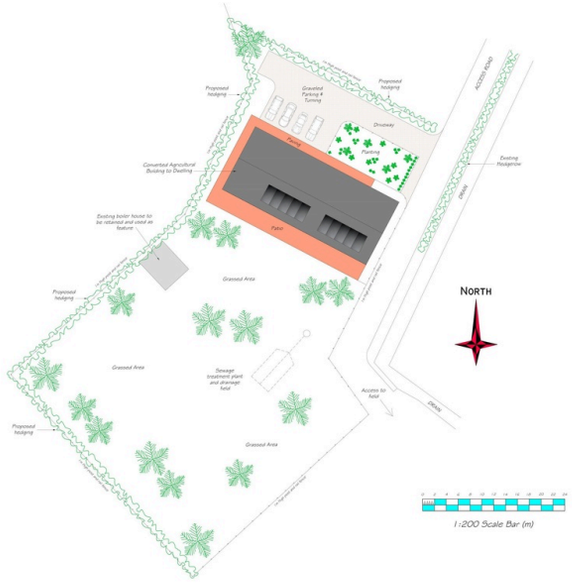




BARN CONVERSION OPPORTUNITY OFF CADE DROVE WITH FULL PLANNING PERMISSION

Gedney Broadgate, Spalding, Lincolnshire, PE12 0DG

BROWN & CO



PROPOSED BLOCK PLAN
1:200

LOCATION AND DESCRIPTION

Address: Barn off Cade Drove, Gedney Broadgate, Spalding, Lincolnshire, PE12 0DG

What3Words
Entrance: ///carefully.undertook.composed

Barn: ///download.grant.hedgehog

The land and property offered for sale extends to 0.58 hectares (1.44acres) (including the access) and provides a significant residential development opportunity located on the south side of Cade Drove near Gedney, Lincolnshire. The property adjoins what was formerly Broadgate Nurseries. The offering comprises a general purpose agricultural building with Full Planning Permission for conversion to one dwelling, with a start date before the 9th October 2029. The consent also includes 0.32 hecatres (0.78 acres) of agricultural land change of use to gardens, driveways and vehicular parking for the approved barn conversion.

The building is constructed from red brick and steel walls, corrugated sheet cladding and roof with a concrete floor. the corrugated sheet cladding and roof has been identified as presumend asbestos cement material.

Identified on the Sale Plan is the opportunity for a buyer to purchase 0.87 hectares (2.15 acres) of bare land to the north of the building (hatched blue) and/or 0.62 hecatres (1.52 acres) to the south east of the plot (hatched yellow).

Parcel A (hatched blue) is being offered with a new Overage Agreement trigered on the implementation of a Planning Permission for any change of use from Agriculture, or on the sale of the property with the benefit for Planning Permission. The Overage term and percentage uplift can be negotiated with the Selling Agent.

Parcel B (hatched yellow) is being offered for sale with no restrictions or Overage Agreement.

PLANNING

H06-0714-26: Full Planning Permission for conversion of agricultural building into one dwelling (Granted 9th October 2026).

H06-0944-24: Full Planning change of use of agricultural land to gardens, driveways and vehicular parking for approved barn conversion under approved Class Q Prior Notification Application H06-0868-23 (Granted - 7th January 2025).

All detrails of the applications can be found on the South Holland District Council Website's Planning Portal using the postcode or reference numbers.

SERVICES

The buyer of the property will have the rights to connect to mains water and electricity which run through the neighbouring property to the north west.

ACCESS

The property is accessed via Cade Drove and down a farm track, as shown on the Sale Plan.

If the land on the north or south of the plot is not sold, then a Right of Access will be retained along the farm track to access this land.

South Holland Internal Drainage Board have a Right to Access the IDB drain along Bullock's Short Gate.

METHOD OF SALE

The Freehold of the property is offered for sale by Private Treaty as a whole.

TENURE AND POSSESSION

The whole property is being sold with Vacant Possession.

EXCHANGE OF CONTRACTS

Exchange of Contracts to take place 21 days after receipt by the Buyer's Solicitor of a draft Contract.

A deposit of 10% of the purchase price will be payable on Exchange of Contracts.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all exisiting rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements, and all wayleaves whether referred to or not in these Particulars.

BOUNDARIES

The Buyer/s shall be deemed to have full knowledge of all boundaries and neither the Sellers not the Selling Agents will be responsible for defining boundaries nor their ownership.

VAT

Should any sale of the property, or any right attached to it become a chargeable supply for the purpose of VAT, such tax shall be payable by the Buyer in addition to contract price.

FIXTURES AND FITTINGS

All fixtures and fittings are excluded from the sale unless specifically referred to in these Particulars.

DISPUTES

Should any disputes arise as to the boundaries or any points concering the particulars, schedules, plans and tenant right issues, or the interpretation of any of them, the question will be referred to an arbitrator appointed by the Selling Agent.

HEALTH & SAFETY

Viewers should be careful and vigilant whilst on the holding. Neither the Sellers nor the Selling Agents are responsible for the safety of those viewing the property do so at their own risk.

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, Buyers will be required to provide proof of identity and address to the Selling Agents once and offer has been submitted and accepted (Subject to Contract) prior to Solicitors being instructed.

VIEWINGS

Strictly by appointment with Brown&Co King's Lynn.

CONTACT

Rowley Barclay and Izzy Fear

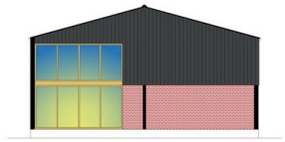
E: rowley.barclay@brown-co.com or isobel.fear@brown-co.com

T: 01553 770771


3.6m
LB
GP
Pawlett
Barn
Haverill House
Track
Path



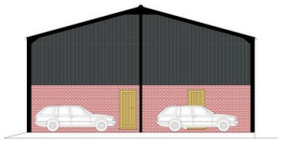




PROPOSED SIDE ELEVATION (SOUTH EAST)



PROPOSED FRONT ELEVATION (NORTH EAST)



PROPOSED SIDE ELEVATION (NORTH WEST)

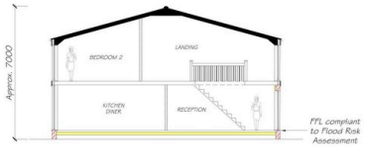


1:100 Scale Bar (m)

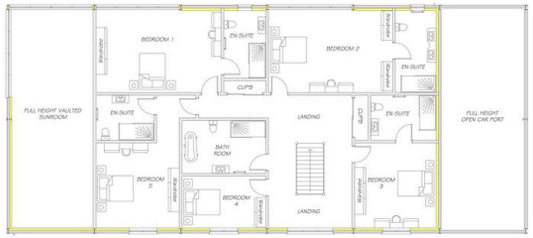


PROPOSED REAR ELEVATION (SOUTH WEST)
1:100

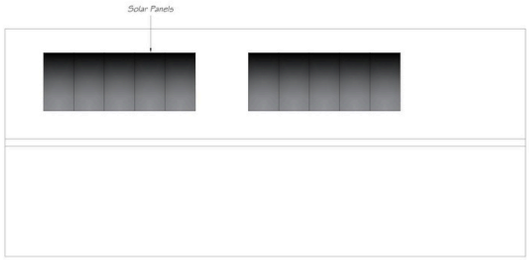
NB. Site levels remain unchanged (Level)



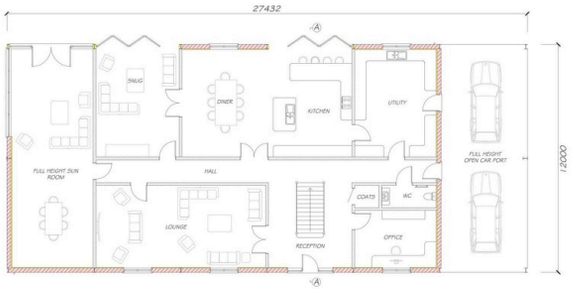
SECTION AA 1:100



PROPOSED FIRST FLOOR PLAN 1:100



PROPOSED ROOF LAYOUT 1:100



PROPOSED GROUND FLOOR PLAN 1:100

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated - October 2026

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