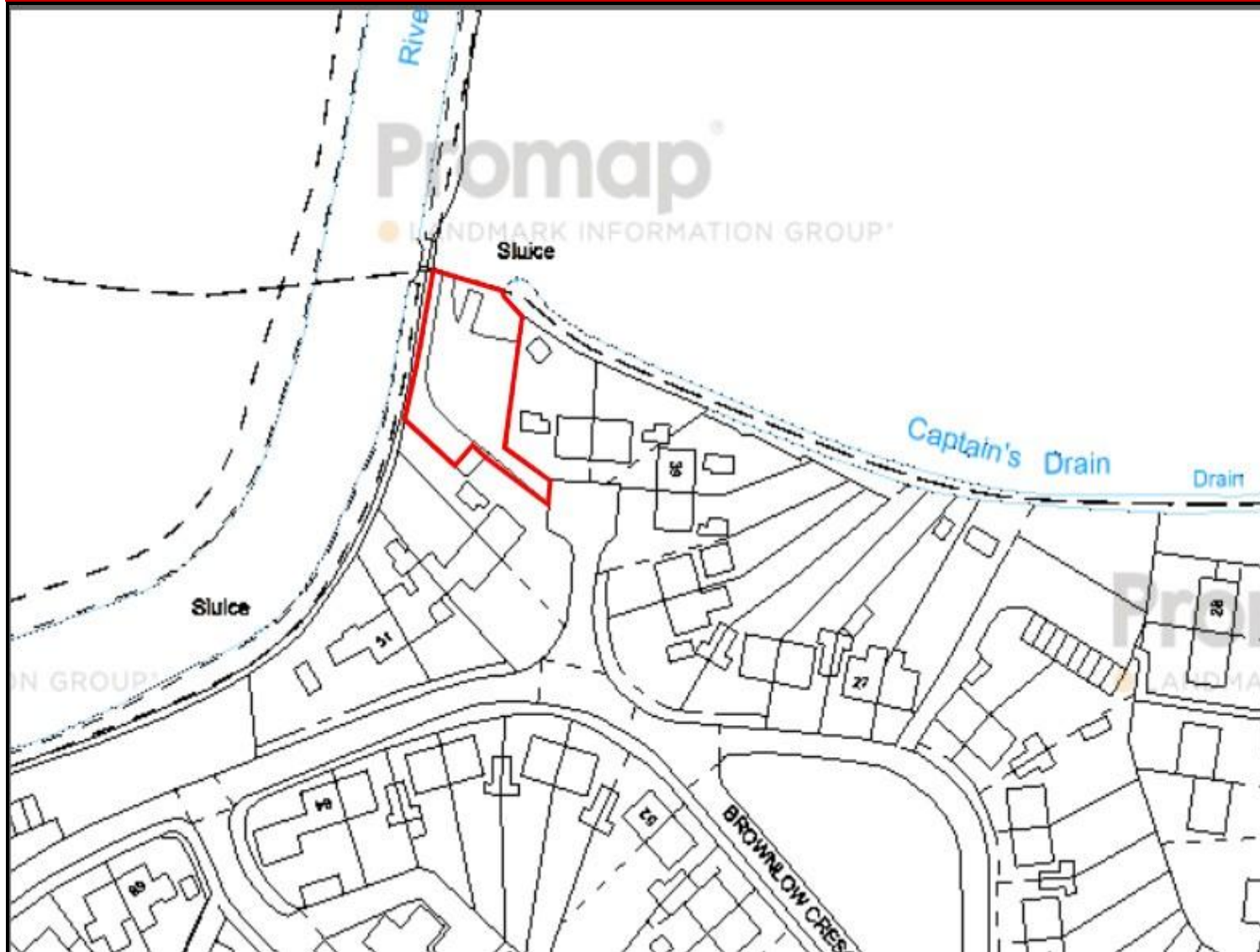


EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Former Garage site

Brownlow Crescent, Pinchbeck, Spalding, PE11 3XB

FOR SALE - Guide Price: £80,000 Freehold

- Development site within established residential area in Pinchbeck
- Site Area 567m²
- Pre Planning advice for Residential development obtained

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated within Brownlow Crescent, located off Knight Street, Pinchbeck, being therefore within close walking distance of the village centre, Primary School and all amenities, and also therefore lying within the 2 miles of the Market town of Spalding with its further extensive shopping, leisure facilities, and Schools, Train and Bus Stations. Spalding lies 16 miles via A16 to Peterborough, which then provides good access and onward fast train to London's Kings Cross (within 50 minutes).

Brownlow Crescent is an established housing estate lying to the north of the village centre and borders the River Glen.

DESCRIPTION

The site is an area of former Local Authority garaging which has become surplus to requirements and are offered for sale with vacant possession on completion.

The site lies to the rear of 43 Brownlow Crescent and is accessed via a gravelled roadway, being approximately 4m in width and 15m long. The site borders the River Glen. Garages have been recently cleared from this site, and any remaining equipment will be removed prior to completion of a sale. The site measures approximately 22m x 23m and overall is approximately 567m².

PLANNING CONSIDERATIONS

Pre Planning advice has been obtained from South Holland District Council Planning department for the demolition of the garages, and for the residential re-development of the sites. The garages on this site have already been demolished. A copy of this is available from the agent. Any further queries in respect of Planning matters should be addressed direct to the Planning Department - EMAIL: planningadvice@sholland.gov.uk

Conditions of Sale:

1. The purchaser will be responsible for applying for any planning consent, and compliance with all Planning Conditions, and meeting any S106 contributions, 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, motorhomes or caravans will not be permitted.

GENERAL INFORMATION

TENURE

Freehold with vacant possession on completion.

SERVICES

Mains electricity, gas, drainage and water are understood to be available in Brownlow Crescent. 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

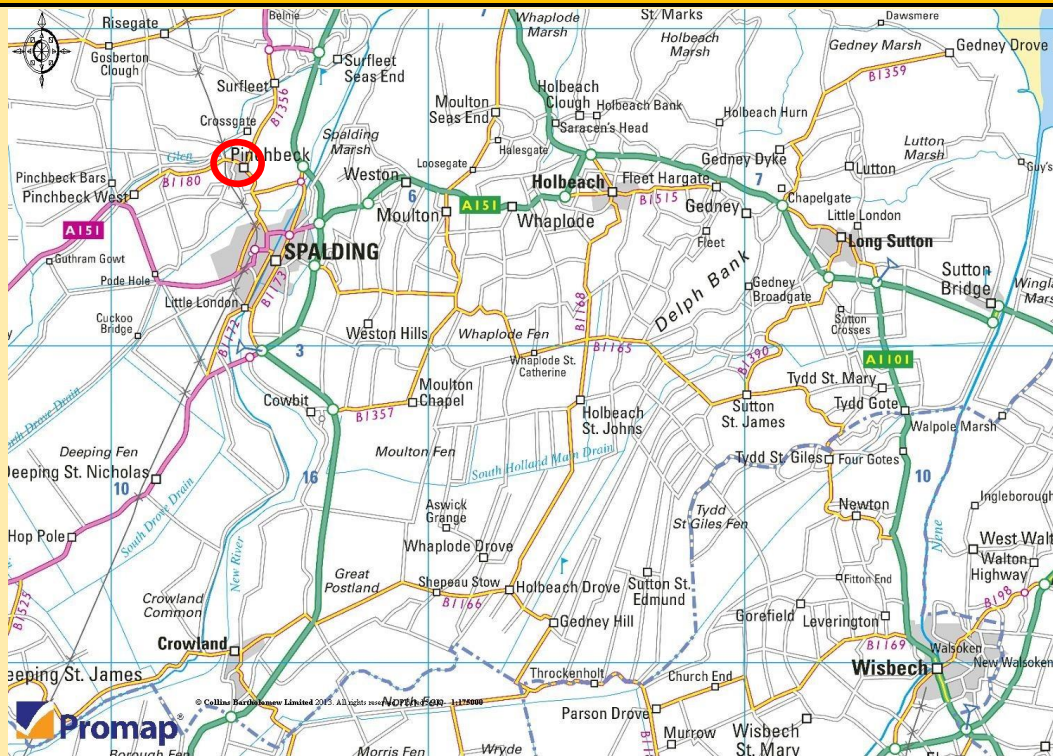
Electricity:

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





Plan Reproduced with permission from
the Controller of HM Stationery Office
under Licence No. 100004279

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: S12089 July 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

R. Longstaff & Co LLP.
5 New Road, Spalding, Lincolnshire PE11 1BS
www.longstaff.com

CONTACT / VIEWING

By appointment only with the Agents
Commercial/Development Land Department
CALL: 01775 765536
E: commercial@longstaff.com

