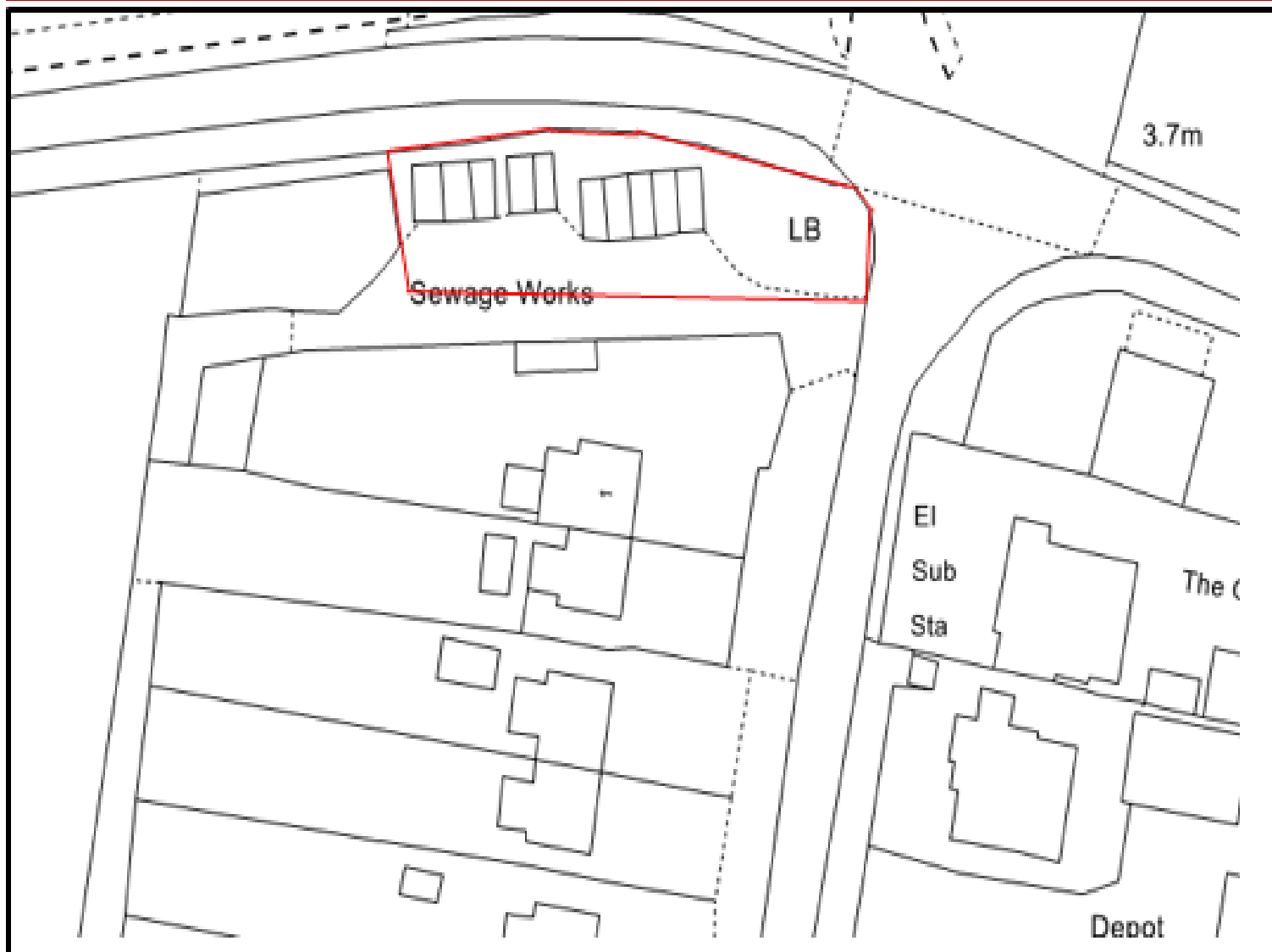


EST 1770



Longstaff^{COM}

SPALDING RESIDENTIAL DEVELOPMENT: 01775 765536 www.longstaff.com



Former Garage site

Coronation Avenue, Throckenholt, Spalding, PE12 0QT

FOR SALE - Guide Price: £60,000 Freehold

- Site within established residential area in Throckenholt, and within the development boundary in the South East Lincolnshire Local Plan
- Site Area 614m² - with 10 concrete sectional garages in situ

SPALDING 01775 766766

BOURNE 01778 420406

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



LOCATION

The site is situated at the north end of Coronation Avenue, close to the junction with the South Eau Bank (B1166). Throckenholt lies approximately midway between Gedney Hill and Parsons Drove. Both villages having village shops, leisure facilities, and a Primary school.

Coronation Avenue is an established housing area lying to the south of the site.

DESCRIPTION

The site is an area of former Local Authority garaging which has become surplus to requirements and is offered for sale with vacant possession on completion, with the existing garages in situ.

The site lies to the north of a roadway serving the houses on the west side of Coronation Avenue and providing access also to the Local Authority Sewage Station to the west. The roadway and entrance to the roadway are in the ownership of the Local Authority.

The site will be granted access over the existing entrance from Coronation Avenue, and over the first part of the private roadway. The site measures approximately 50m depth (max) and has a maximum width of 14m, being therefore approximately 614m² overall.

PLANNING CONSIDERATIONS

The site lies within the red line boundary for Throckenholt on the Local Plan Inset map, with therefore an expectation of residential development being granted by the Local Planning Authority. The purchaser will be responsible for the demolition of the garages, which will be with vacant possession at completion of a sale. All 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 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, and water are understood to be available in Coronation Avenue. However, purchasers are required to check the availability by making their own enquiries with the Utility providers.

A purchaser will be granted permission to connect the development, comprising a single detached dwelling, to the existing Local Authority sewage works. The eventual occupier of the dwelling will be required to pay a service charge to SHDC for sewerage services, which will be discharged to the private treatment system. The amount of the service charge is to be confirmed.

LOCAL AUTHORITIES

District & Planning:

South Holland District Council, Priory Road, Spalding, Lincs. PE11 2XE
CALL: 01775 761161

Water:

Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA
CALL: 08457 919155

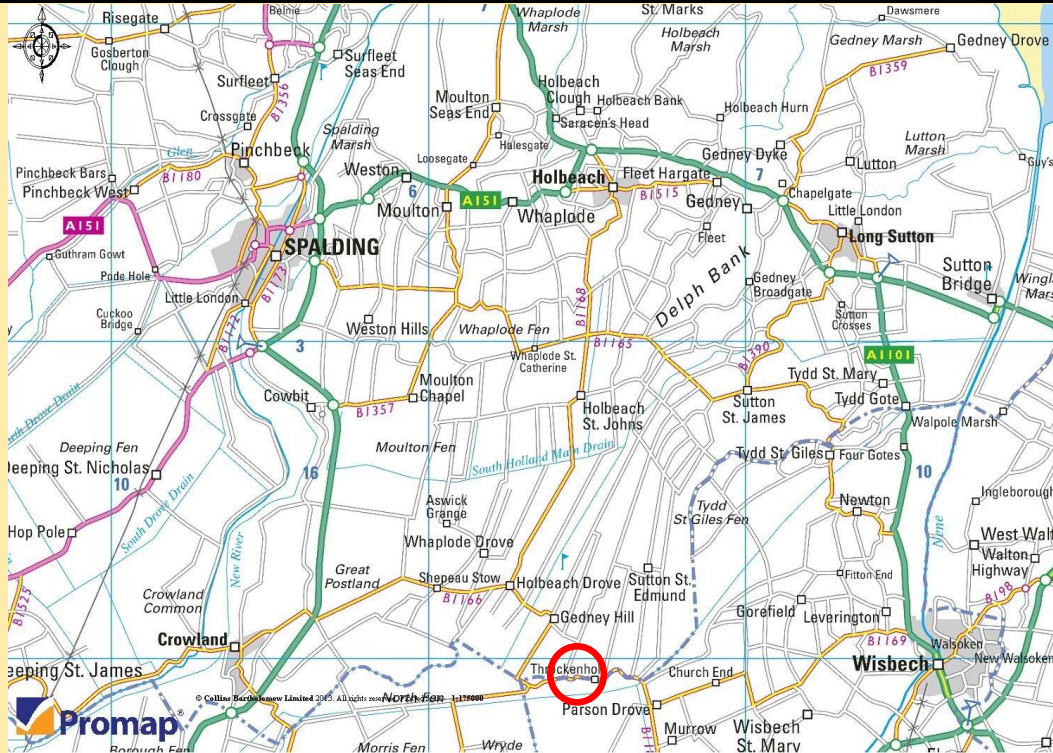
County & Highways:

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





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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: S12103 August 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

At any time with a copy of these particulars to hand.
Please revert to us for any questions about this site.
Commercial/Development Land Department
CALL: 01775 765536
E: commercial@longstaff.com