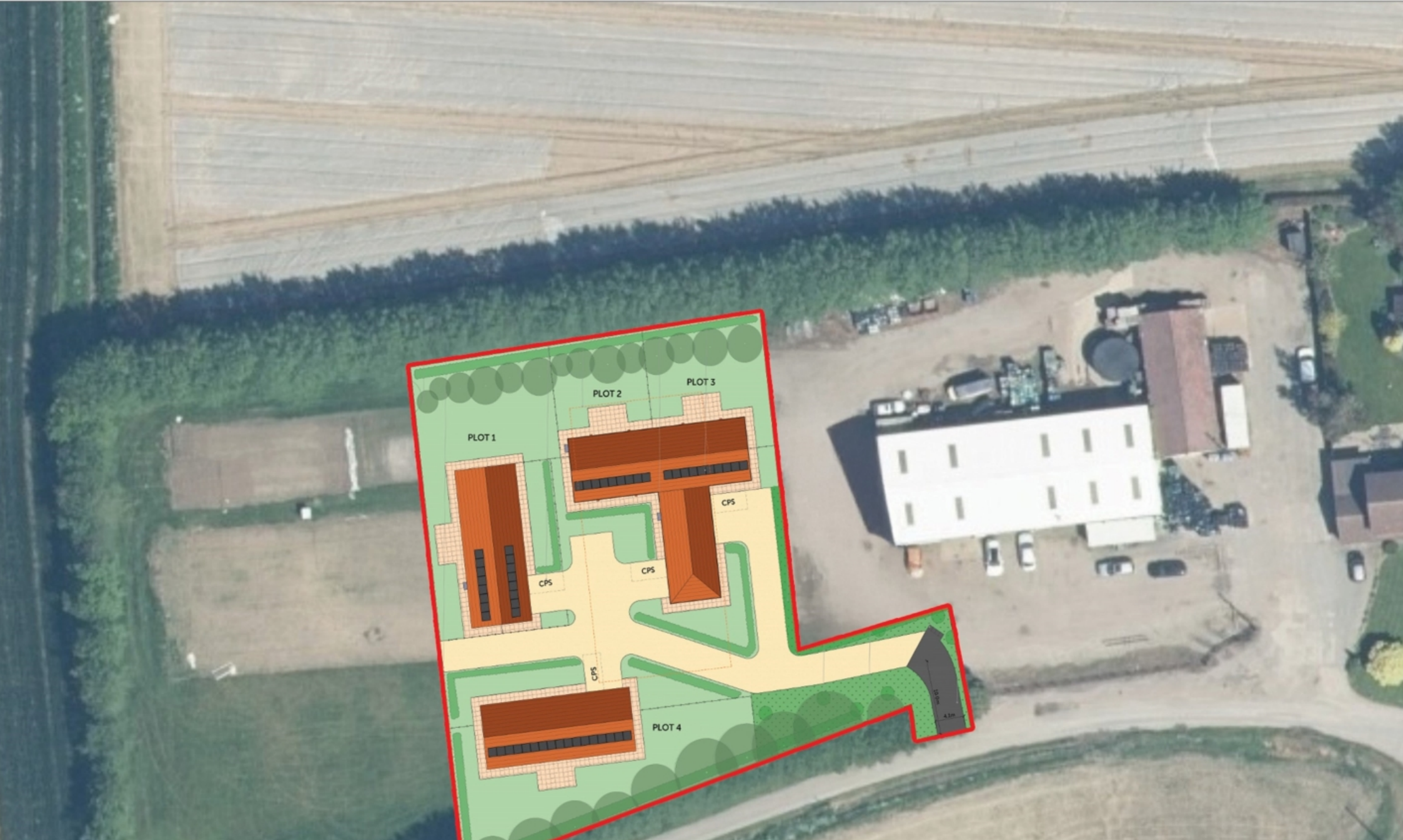




4 x New Building Plot Development Site,
Fengate Road
West Pinchbeck, Spalding, Lincolnshire, PE11 3NE

£350,000



Land (Residential)

- Freehold
- Planning for 4 x New Dwellings
- A traditional Farmyard aesthetic
- GIA 916 m2 (9,856 sqft) (excl. garages)
- Set in an area of 0.23ha (0.59 acres)
- Full planning granted – H14- 0851-24
- Semi-rural Location on the edge of the village
- Views to the south over open farmland
- No affordable units

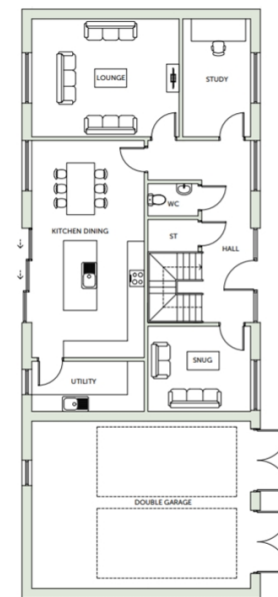
Accommodation Schedule

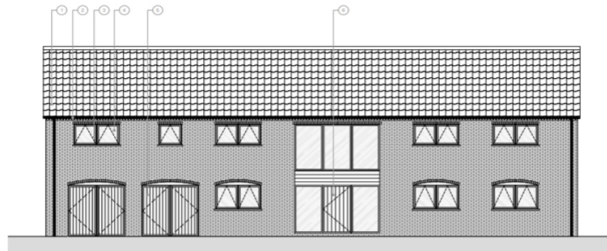
Ref.	Style	GIA (excl. garaging)	Beds	Parking
Plot 1	2 Storey	260m ²	5	2 Integrated garage spaces plus 1 driveway car parking space
Plot 2	2 Storey	182m ²	4	2 Integrated garage spaces plus 1 driveway car parking space
Plot 3	2 Storey	214m ²	4	2 Integrated garage spaces plus 1 driveway car parking space
Plot 4	2 Storey	260m ²	5	2 Integrated garage spaces plus 1 driveway car parking space



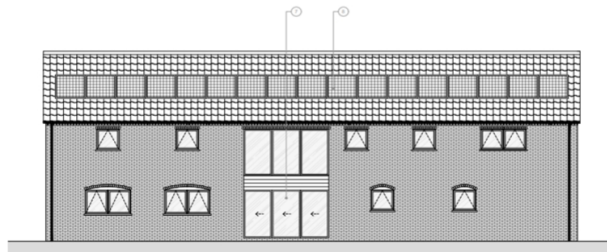
Overview

The opportunity to purchase a small development site with the benefit of full planning permission for four new homes. The Planning permission is to be built in the aesthetic of a traditional farmyard. The Development site was originally the farm's main Storage building and extends in area of 0.23 ha (0.59acres). The Building has been removed and the site is now clear.

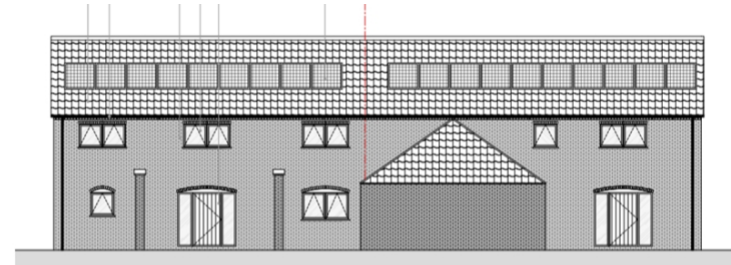
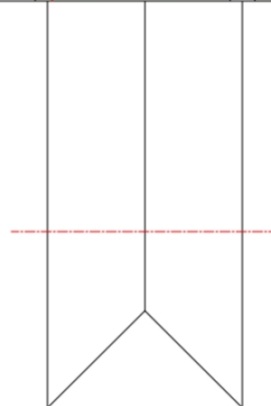




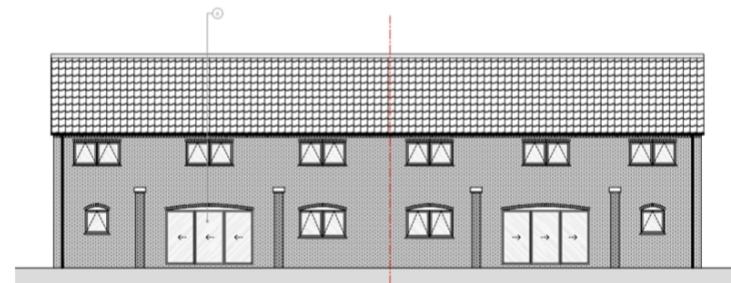
PROPOSED EAST ELEVATION
1:50



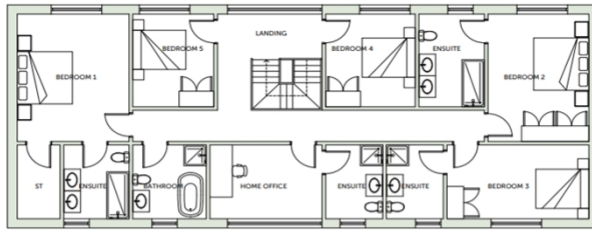
PROPOSED WEST ELEVATION
1:50



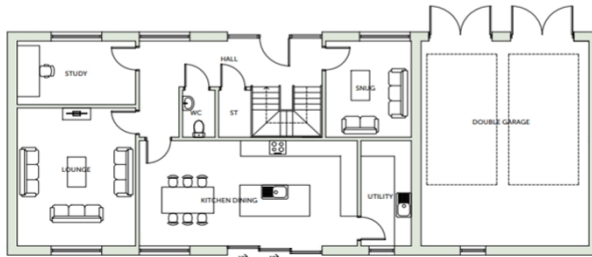
PROPOSED SOUTH ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50



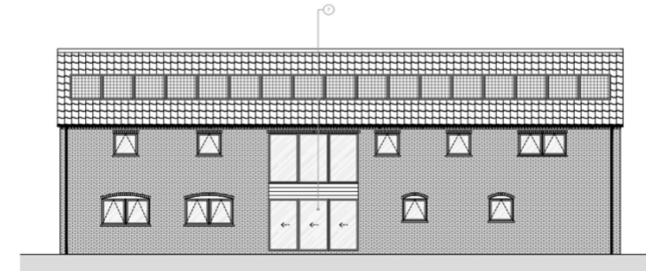
PROPOSED FIRST FLOOR PLAN
1:50



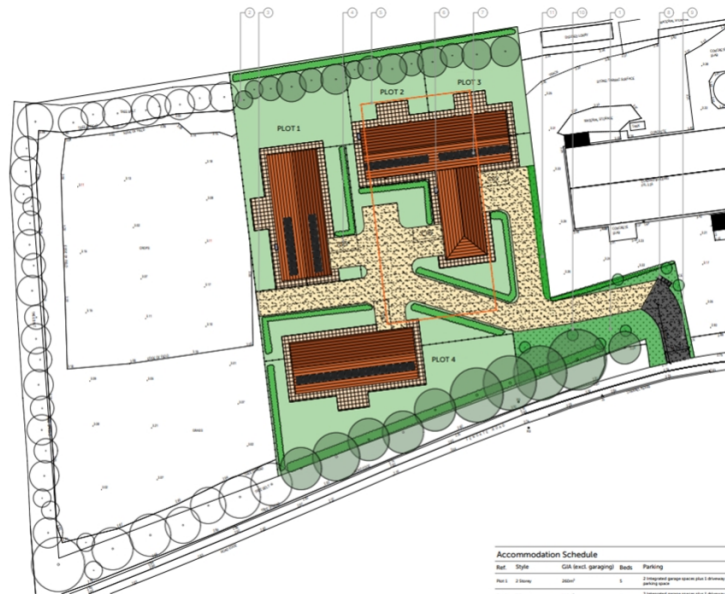
PROPOSED GROUND FLOOR PLAN
1:50



PROPOSED NORTH ELEVATION
1:50



PROPOSED SOUTH ELEVATION
1:50



PROPOSED SITE PLAN
1:500

Notes:

1. All dimensions are to the centre of the wall unless otherwise stated.
2. All dimensions are to the centre of the wall unless otherwise stated.
3. All dimensions are to the centre of the wall unless otherwise stated.
4. All dimensions are to the centre of the wall unless otherwise stated.
5. All dimensions are to the centre of the wall unless otherwise stated.
6. All dimensions are to the centre of the wall unless otherwise stated.
7. All dimensions are to the centre of the wall unless otherwise stated.
8. All dimensions are to the centre of the wall unless otherwise stated.
9. All dimensions are to the centre of the wall unless otherwise stated.
10. All dimensions are to the centre of the wall unless otherwise stated.

Scale: 1:500

North Arrow

Proposed Site Plan

32002a-PL-03

Origin Design Studio Ltd

32002a-PL-03

Origin Design Studio Ltd

32002a-PL-03

Origin Design Studio Ltd

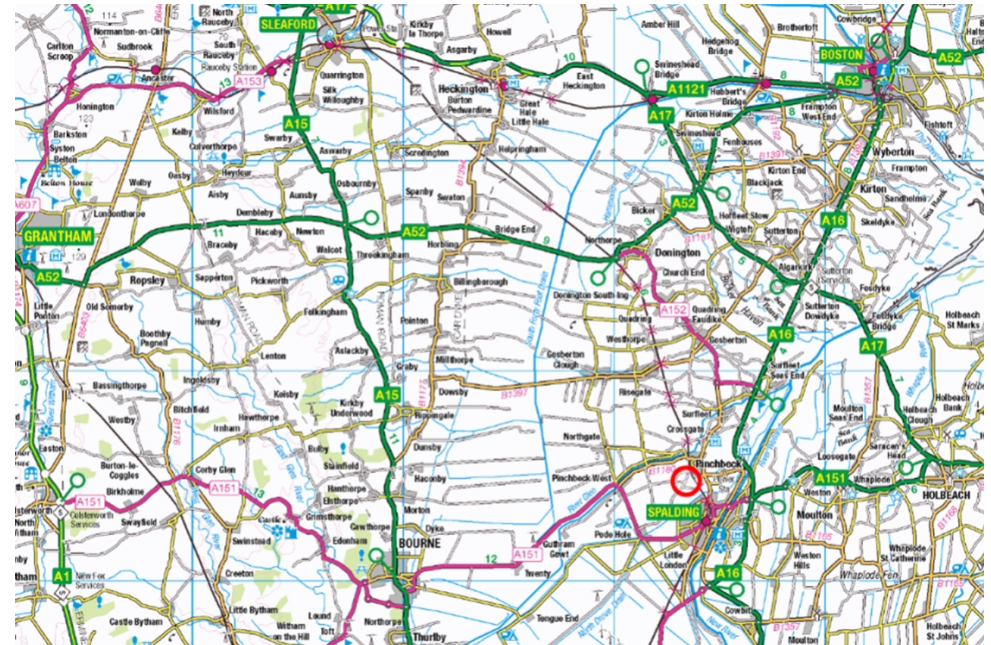
32002a-PL-03

Origin Design Studio Ltd

32002a-PL-03

Origin Design Studio Ltd

32002a-PL-03



Location & Situation

The plots are situated 2.8 miles northwest from the market town, Spalding with great amenities such as schools and a shopping outlet, 9.9 miles west from Holbeach and 10.2 miles east from the town, Bourne.

Access

is form the Public highway on Fengate Road.

Planning Permission

The approved planning permission is for the demolition of farm building and the erection of 4 x new dwellings including new access and change of use of agricultural land to residential.

Full details of the permissions can be viewed on South Holland District Council's website under the reference:

H14-0851-24

<https://planning.sholland.gov.uk/OcellaWeb/planningDetails?reference=H14-0851-24&from=planningSearch>

There are no affordable units in the permission

Services

The site has:

Water – a separate Water meter to the yard

Electricity and a three-phase supply, but the developer will need to install Foul drainage system tank. There is no gas.

Conditions of Sale/Covenants

To protect the value of the vendor's retained land the vendor will enforce a covenant to ensure that no noisy, nor offensive businesses are conducted from the properties being sold.

Wayleaves, Easement & Rights of Way

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

Method of Sale

The freehold interest is being offered for sale by
Private Treaty.

Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Given the potential hazards of the property, we would ask you to be as vigilant as possible.

Agents

Joint Listing with Will Barker & Co

Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



Stonebow
Financial Services Ltd

Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.



Josh Campbell-Foreman
Mortgage & Protection Adviser

0330 912 0007

Your home may be repossessed if you do not keep up repayments on your mortgage.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

Houses. Homes. Harmony.



4 x New Building Plot Development Site, Fengate Road, West Pinchbeck
is on the market with our Spalding branch

10 Bridge Street, Spalding PE11 1XA

01775 717360