



MAXEY GROUNDS

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01945 428830

Development



Ref: 20159

Plots 1-4 South of 51 Surfleet Road, Pinchbeck, Spalding, Lincolnshire PE11 3XY

Four Individual Self-Build building plots with Outline Planning permission granted under the Self-build and Custom Housebuilding Act 2015 and pleasantly located off Surfleet Road in the South Lincolnshire village of Pinchbeck. The plots are offered For Sale individually or as multiples thereof.





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LOCATION The site is prominently situated on the main road through the sought-after South Lincolnshire village of Pinchbeck and lies approximately 2.25 miles north of the centre of Spalding, the administrative centre of South Holland District.

The village of Pinchbeck benefits from a number of amenities including a range of village shops, Doctors Surgery, Public House, Village Hall and Primary school. Spalding provides further extensive shopping facilities, Primary and Secondary Schools, Bus Station and Train Station.

The area is well served by regional and national transport links. The A16 passes close by and gives road access to Peterborough, Boston, Stamford, Lincoln and Newark. The popular North Norfolk coastal region is only one and a half hour's drive away.

Spalding benefits from a regional bus service to the major regional centres as well as the local villages. Spalding lies on the Peterborough to Lincoln rail network with regular trains. King's Cross train station is served by regular high-speed services with journey times from as little as 52 minutes from Peterborough.

PLANNING Outline Planning Consent was granted by South Holland District Council for the Development of 4our self-build plots under reference H14-0557-22 dated 21st December 2022.

A copy of this consent is available for inspection at our offices or on the planning section of the Council's website. The planning consent is granted under the Self-build and Custom Housebuilding Act 2015. As such, any interested party must register with South Holland District Council prior to making an offer to purchase. The property is subject to a s106 Agreement. The financial obligations under this agreement will be discharged by the Seller prior to completion of the purchase.

MEASUREMENTS Each Plot has a Frontage of 14.5m (STMS) and a Maximum Depth of 33.0m (STMS) from the inside edge of the footpath to be constructed.

SERVICES Mains electricity and water are understood to be available for connection. Prospective purchasers should make their own enquiries of the relevant authorities.

ACCESS Access to the plots will be via a pair of shared private driveways leading directly off Surfleet Road.

FENCING Each purchaser will be responsible for fencing their boundaries.

POSSESSION Vacant possession upon completion of the purchase.

VIEWING The plots can be viewed from Surfleet Road. If you would like to access the site, please contact the Wisbech Professional office on 01945 428830. Further details available from Alan Faulkner afulkner@maxeygrounds.co.uk

DIRECTIONS From Spalding proceed north either on the A16 (turning west on the B1180 Wardentree Lane) or B1356 Pinchbeck Road and Spalding Road. At the junction with the B1180 Wardentree Lane continue north on the B1356 Pinchbeck Road. Go straight over at the mini roundabout continuing north along Church Street. Proceed through the centre of the village and continue north veast along Surfleet Road, where the property can be found on the right hand side just after Oldham Drive.

PARTICULARS PREPARED 7th April 2023

PARTICULARS PREPARED 5th September 2023

Agents Note - Maxey Grounds & Co LLP for themselves and all employees and for the Vendors and Lessors of this property for whom they act as Agent give notice that these particulars are a general outline only for guidance, having been prepared in good faith, and do not constitute an offer or contract. Measurements and distances are given as a guide only. We have endeavoured to ensure the information is accurate, but we would urge you to contact the relevant office of Maxey Grounds & Co LLP before travelling any great distance to ensure that your impression of the property is as we intended. The services, appliances and equipment have not been tested and prospective Purchasers/Tenants should satisfy themselves on such matters prior to purchase/lease. No person in the employment of Maxey Grounds & Co LLP has any authority to make or give representation or warranties whatever in relation to the property.