

Development Opportunity



2.17 hectares (5.4 acres), Gosberton, Spalding, PE11 4NW

- Outline planning permission for residential development
- Potential for a number of schemes including more units (subject to reserved matters)
- Position in heart of village - direct access to High Street
- Popular residential village with population of about 3,000
- Range of facilities - primary school and convenience/other shopping

For Sale - £1,000,000

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Location

Gosberton is a medium sized village with a population of around 3,000, six miles north of Spalding and with access via the A152 to the A16 and A17 trunk roads. The village has a good range of local facilities including a primary school, two convenience shops and a range of other retail facilities. The village has other services and facilities including medical and dental practices, public hall and park.

This site has road access from Boston Road towards the south east of the village and will have a direct pedestrian and cycle link onto High Street close to the primary school.

Description

The property is a level site of approximately 2.17 hectares (5.4 acres) with consent for residential development. With frontage onto Boston Road, it runs in an L-shape behind houses and businesses facing onto High Street. A spur of land gives access onto the High Street which is proposed as a pedestrian and cycle access to the centre of the village.

Proposed Development

Outline planning permission has been granted by South Holland District Council for Residential Development. The application submitted was based on an indicative scheme comprising of 46 dwellings, but numbers could be increased at the reserved matters stage. The permission is on the basis that 21.74% of the dwellings will be affordable with 60% to be affordable rented housing and 40% to be intermediate low-cost home ownership dwellings. The section 106 agreement includes an education contribution in line with the respective education formula based on submission at the reserved matters stage.

This development offers the opportunity to develop a good mix of village housing in a sustainable position with a relatively low proportion of affordable housing costs.

Further information about the planning permission can be found on the website of South Holland District Council under application reference H08/0678/16. Further details and copies of reports relating to the site and planning permission are available from the agent.

Services

We understand that mains water, drainage, gas and electricity are available for connection to the site. Interested parties should make their own enquiries of the service providers to confirm availability and capacity of services.

Tenure

Freehold with vacant possession.

Easements, Wayleaves and Rights of Way

The land will be sold subject to and with the benefit of all existing easements, wayleaves and rights of way.

Guide Price

£1,000,000. Offers are invited for consideration.

VAT

Prices quoted in these particulars are net of VAT. However, at the date of these particulars, we understand that the vendors have not elected to charge VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment with the Agent

Plans

The plans attached to these particulars are for identification purposes only and do not constitute part of the contract. They are not to scale.

Further information

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