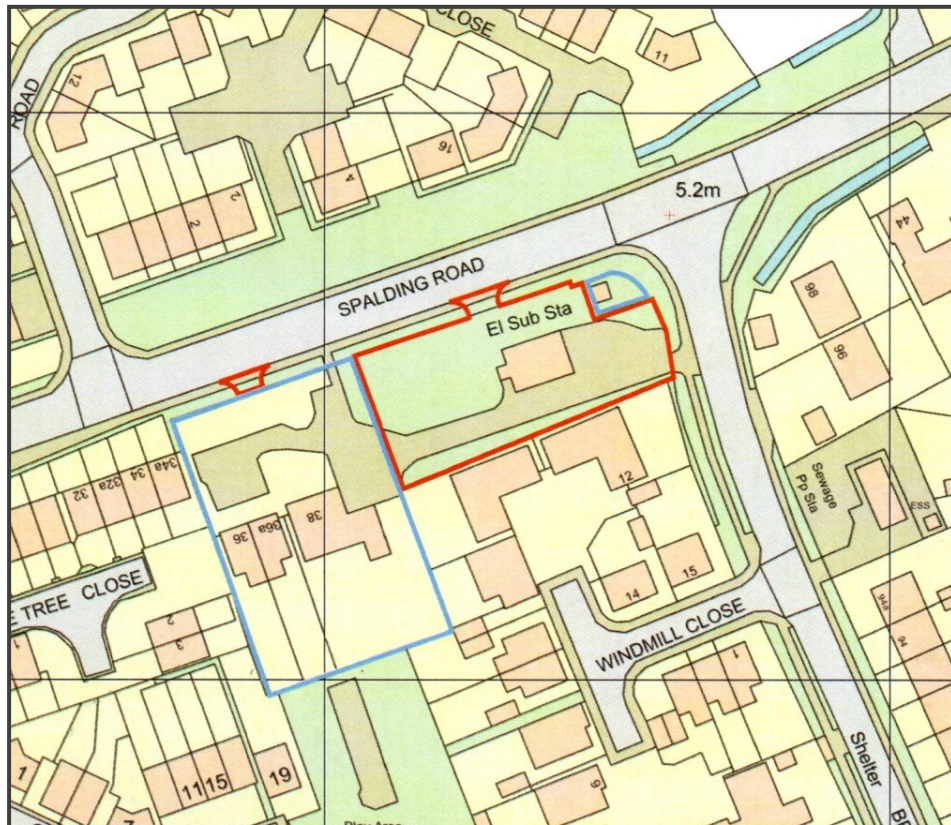


# Stephen Knipe & Co

**Spalding Road  
DEEPING ST JAMES  
Peterborough  
PE6 8NJ**



## **RESIDENTIAL DEVELOPMENT SITE**

extending to 0.28 acre approx and  
with planning permission for six dwellings

**Offers invited**

### **Land Agents, Valuers & Surveyors**

Stephen Knipe & Co is a trading name of Richardson Thompson Leech LLP  
Registered office Sheep Market House, Stamford, Lincs, PE9 2RB Registered in England & Wales. Reg no: OC 303256

Tel: 01778 421900

email: [enquiries@stephenknipe.co.uk](mailto:enquiries@stephenknipe.co.uk)

### Location

The site is located to the east of 38 Spalding Road, Deeping St James, approximately one mile east of Market Deeping and nine miles north of Peterborough.

### Description

The site, which is level, currently comprises a former agricultural workshop building. It is surrounded by existing residential development.

### Planning Permission

Outline planning permission was granted by South Kesteven District Council on 31 May 2023 for the erection of up to six dwellings and associated access, including a new access point for three adjoining properties (36, 36a and 38 Spalding Road), following demolition of an existing agricultural building (access for approval only, all other matters reserved).

The planning reference is S22/2243

### Services

Mains water and electricity are connected to the property. Mains gas and drainage are believed to be available to the site subject to the normal connection consents.

### New access for adjoining properties

It will be a condition of sale that the purchaser of the development site also provides and constructs the new access point for numbers 36, 36a and 38 Spalding Road as shown coloured red on the plan included in these sale particulars.

### Viewing

By prior appointment with the joint selling agents as detailed below.

### Anti Money Laundering

The buyer(s) will be required to provide proof of identity and address to the seller's agent once an offer has been submitted and accepted and prior to solicitors being instructed.

### Joint Selling Agents

Stephen Knipe & Co  
1a Abbey Road  
Bourne  
Lincs, PE10 9EF

Elizabeth Allen Land Agents Ltd  
Cradge Farm  
Langtoft Fen  
Lincolnshire, PE6 9QB

Telephone: 01778 421900

Telephone: 07852282716 or 07931336767