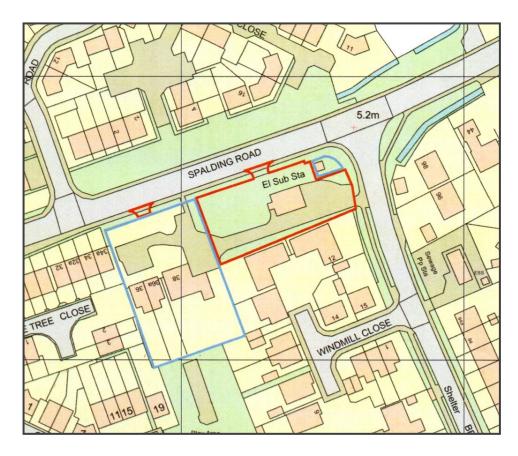
Stephen Knipe & Co

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 2RBRegistered in England & Wales. Reg no: OC 303256

Tel: 01778 421900

email: 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	Elizabeth Allen Land Agents Ltd
1a Abbey Road	Cradge Farm
Bourrne	Langtoft Fen
Lincs, PE10 9EF	Lincolnshire, PE6 9QB
Telephone: 01778 421900	Telephone: 07852282716 or 07931336767

Stephen Knipe & Co. for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Stenhen Knine & Co has any authority to make or give any representation or warranty whatever in relation to this property.