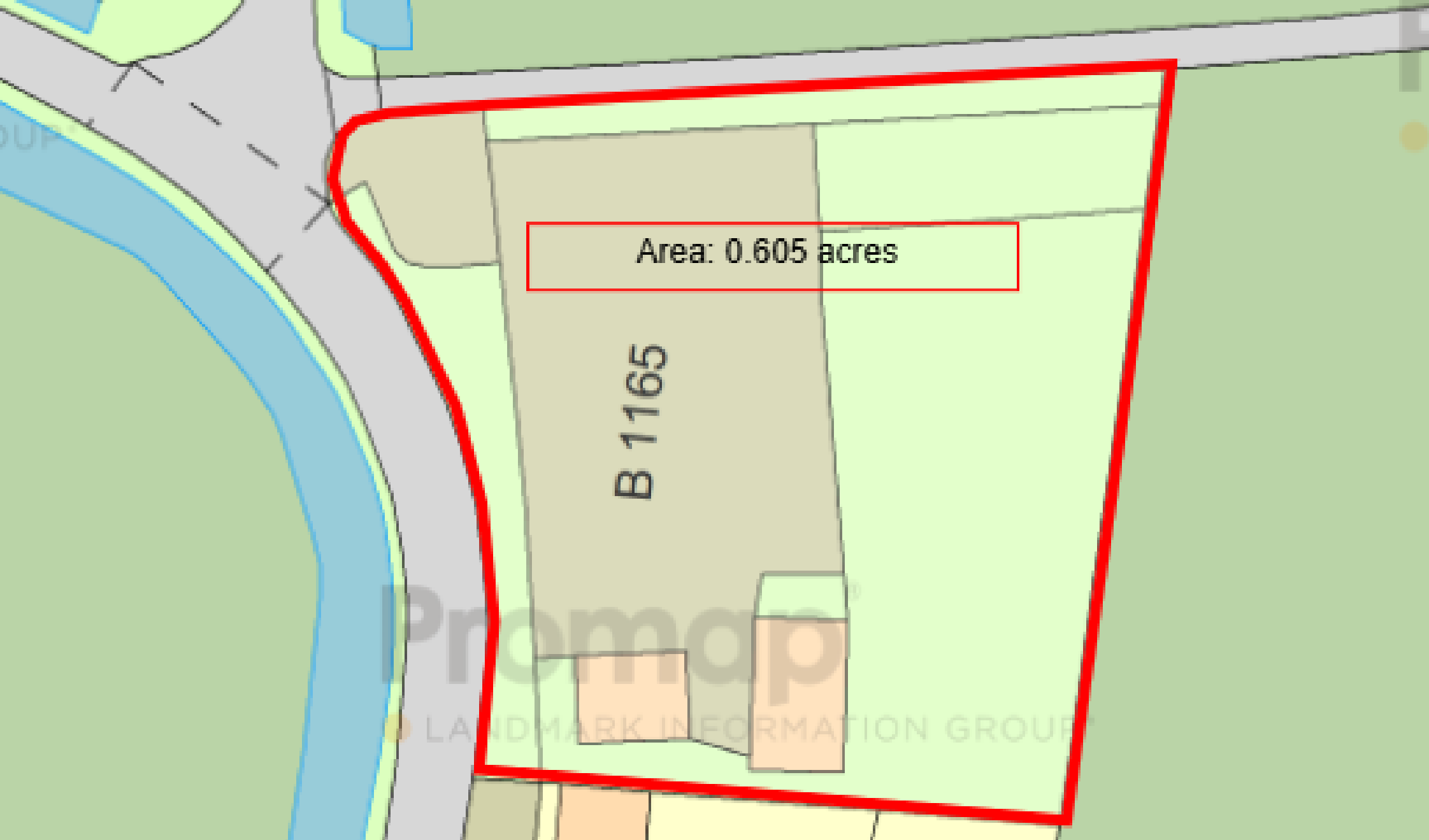




Foxes Lowe, Hurdle Tree Bank, Whaplode St Catherines, Spalding PE12 6SB

Satchells



Residential Land

£250,000 Freehold

Land for sale approximately 0.6 of an acre situated between Spalding and Holbeach. We understand there is planning permission for a twin residential park home and consent for two caravans and a block/dayroom. This is an ideal location if you want to run a business and live on site, perhaps a tree surgeon or you run a block paving company.

- Land
- Circa 0.6 acres (0.202 hectares)
- Rural location
- Suitable for a variety of uses (STP)
- Development potential (STP)
- Vacant possession on completion
- Freehold for sale
- Three bedroom chalet home included

Description:

This secluded destination is boarded with 30 foot conifers. The property comes with a three bedroom chalet home, two caravans, a small workshop and dog pens. The land is half graveled and half grassed and has planning permission to be used as a park home.

Location - The land is situated in a rural location between the historical market towns of Holbeach and Spalding approximately 20 miles from Peterborough, 18 miles from Boston and 23 miles from Kings Lynn. There is residential in the immediate vicinity with local schools, shops, and restaurants in the wider area. The location benefits from good transport links with A16 and A17 close by.

The site would be suitable for a variety of uses subject to the grant of the necessary planning consents.

Accommodation - We have been informed that the site area extents to approximately 0.6 acres (0.202 hectares).

Services - We understand that mains electricity and water are connected to the site and there is a septic tank for waste. None of the heating systems or any other plant and equipment have been tested and prospective purchasers must rely on their own investigations as to their existence and condition.

Terms - The site is FOR SALE freehold with vacant possession on completion at £250,000.

EPC - Energy rating: N/A

Council Tax - Council Tax Band - A

Vat - We understand that VAT will not be charged on the sale price.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Satchells



Satchells
8 High Street, Baldock, SG7 6AR
T: 01462 892041
E: baldock@satchells.co.uk
W: www.satchells.com

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