



New Development at Water Lane Nurseries Low Road, Spalding, PE12 6EF **Offers In The Region Of £650,000**

- Approved Planning for 9 Houses
- A variety of 2, 3 & 4 bedrooms
- Prime location close to the Coronation Channel
- Rare chance to acquire a complete site
- Ideal investment purchase
- No affordable houses or S106
- Enquire now for further details or to arrange a viewing

****Prime Residential Development Opportunity –
Low Road, Spalding, PE12 6EF****

An exceptional development opportunity awaits at Low Road, Spalding, with approved planning permission (Ref: H16-0689-24) for a brand-new residential development. Situated in the charming parish of Spalding, this expansive site offers a blank canvas for developers or investors looking to create a stunning residential community in a sought-after location.

Don't miss your chance to transform this prime site into a modern residential development. Contact us today for further details.

An exceptional opportunity to acquire a development site with approved planning permission for 9 well-designed homes in a sought-after location. This site is available for purchase by developers, offering a mix of 2, 3, and 4-bedroom homes overlooking the scenic Coronation Channel.

No affordable housing or S106 obligations are associated with this site.

PLOT 1



A three bedroom detached house.
Entrance Hall - UPVC door to front with glazed side panel. Stairs to first floor. Storage cupboard. Pedestrian door to garage.
Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Built in airing cupboard. Stairs to second floor.

Lounge/Dining Room/Kitchen - Sliding doors opening to balcony. UPVC window to side. UPVC window to front. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer.

Cloakroom - UPVC window to front. Toilet. Wash hand basin.

Second Floor Landing

Bedroom 1 - UPVC window to front. Built in storage cupboard.

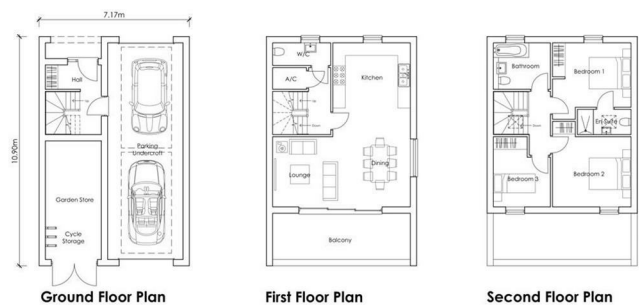
En-suite - Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear. Built in storage cupboard.

Bedroom 3 - UPVC window to rear. Built in storage cupboard.

Bathroom - UPVC window to front. Bath with shower attachment over. Toilet. Wash hand basin. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.



PLOT 2 & 7



A four bedroom detached house.

Entrance Hall - UPVC door to front with glazed side panel. Stairs to first floor. Storage cupboard. Pedestrian door to garage.

Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Stairs to second floor.

Lounge/Dining Room/Kitchen - Sliding doors opening to balcony. UPVC window to side. UPVC window to front. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer. Pantry with window and storage space.

Cloakroom - UPVC window to front. Toilet. Wash hand basin.

Utility Room - Worktop space. Space and plumbing for washing machine.

Second Floor Landing - Built in airing cupboard.

Bedroom 1 - UPVC window to front.

En-suite - Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear.

Bedroom 3 - UPVC window to rear. Built in storage cupboard.

Bedroom 4 - UPVC window to front. Built in storage cupboard.

Bathroom - UPVC window to front. Bath with shower attachment over. Toilet. Wash hand basin. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.

PLOT 3 & 4



A two bedroom semi detached house.

Entrance Hall - UPVC door to front with glazed side panel. UPVC window to front. Stairs to first floor. Pedestrian door to garage.

Cloakroom - Toilet. Wash hand basin.

Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Stairs to second floor.

Lounge/Dining Room/Kitchen - Two UPVC windows to front and rear. Sliding doors to terrace garden. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer.

Second Floor Landing

Bedroom 1 - UPVC window to front and side.

En-suite - Velux window. Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear and side.

En-suite - Velux window. Bath with shower attachment over. Wash hand basin. Toilet. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.



PLOT 5

A two bedroom semi detached house.

Entrance Hall - UPVC door to front with glazed side panel. UPVC window to front. Stairs to first floor. Pedestrian door to garage.

Cloakroom - Toilet. Wash hand basin.

Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Stairs to second floor.

Lounge/Dining Room/Kitchen - Two UPVC windows to front and rear. Sliding doors to terrace garden. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer.

Second Floor Landing

Bedroom 1 - UPVC window to front and side.

En-suite - Velux window. Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear and side.

En-suite - Velux window. Bath with shower attachment over. Wash hand basin. Toilet. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.

**PLOT 6**

A three bedroom semi detached house.

Entrance Hall - UPVC door to front with glazed side panel. Stairs to first floor. Storage cupboard.

Pedestrian door to garage.

Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Built in airing cupboard. Stairs to second floor.

Lounge/Dining Room/Kitchen - Sliding doors opening to balcony. UPVC window to side. UPVC window to front. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer.

Cloakroom - UPVC window to front. Toilet. Wash hand basin.

Second Floor Landing

Bedroom 1 - UPVC window to front. Built in storage cupboard.

En-suite - Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear. Built in storage cupboard.

Bedroom 3 - UPVC window to rear. Built in storage cupboard.

Bathroom - UPVC window to front. Bath with shower attachment over. Toilet. Wash hand basin. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.

PLOT 8 & 9

A three bedroom semi detached house.

Entrance Hall - UPVC door to front with glazed side panel. Stairs to first floor. Storage cupboard. Pedestrian door to garage.

Garden Store/Cycle Storage - Double doors. Power and light connected.

First Floor Landing - Built in airing cupboard. Stairs to second floor.

Lounge/Dining Room/Kitchen - Sliding doors opening

to balcony. UPVC window to side. UPVC window to front. Matching range of base and eye level units with worktops over. Sink unit with drainer and mixer tap over. Gas hob with extractor hood over. Built in oven. Integrated fridge/freezer.

Cloakroom - UPVC window to front. Toilet. Wash hand basin.

Second Floor Landing

Bedroom 1 - UPVC window to front. Built in storage cupboard.

En-suite - Shower cubicle with shower unit. Wash hand basin. Toilet. Extractor fan. Shaver point.

Bedroom 2 - UPVC window to rear. Built in storage cupboard.

Bedroom 3 - UPVC window to rear. Built in storage cupboard.

Bathroom - UPVC window to front. Bath with shower attachment over. Toilet. Wash hand basin. Extractor fan. Shaver point.

Garage - Vehicular door. Power and light connected.



Property Postcode

For location purposes the postcode of this property is: PE12 6EF

Additional Information

PLEASE NOTE:

All photos are property of Ark Property Centre and can not be used without their explicit permission.

Approved Planning Permission

Planning Reference H16-0689-24

Approved planning permission for 9 new homes.

Verified Material Information

Tenure: Freehold - Commercial Purchase

Council tax band: TBC

Annual charge: No

Property construction: Brick built

Electricity supply: Mains

Solar Panels: No

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Private

Heating: Air Source Heat Pump

Heating features: No

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, Indoor - EE is Limited over Voice and Data. Three is Limited over Voice and Data. O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Single Garages

Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to South Holland District Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

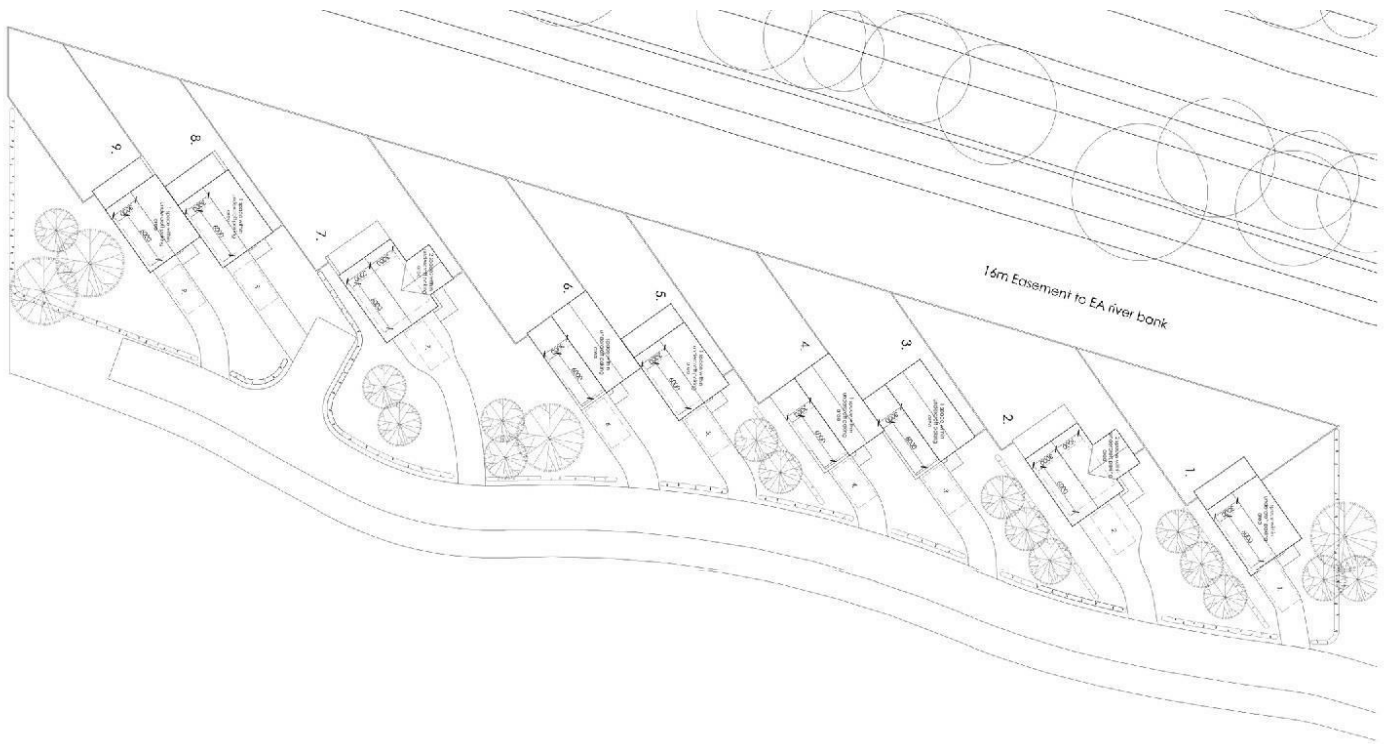
If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

We can also offer full Financial and Solicitor services. Please note we do get a referral fee for any recommended client service used.

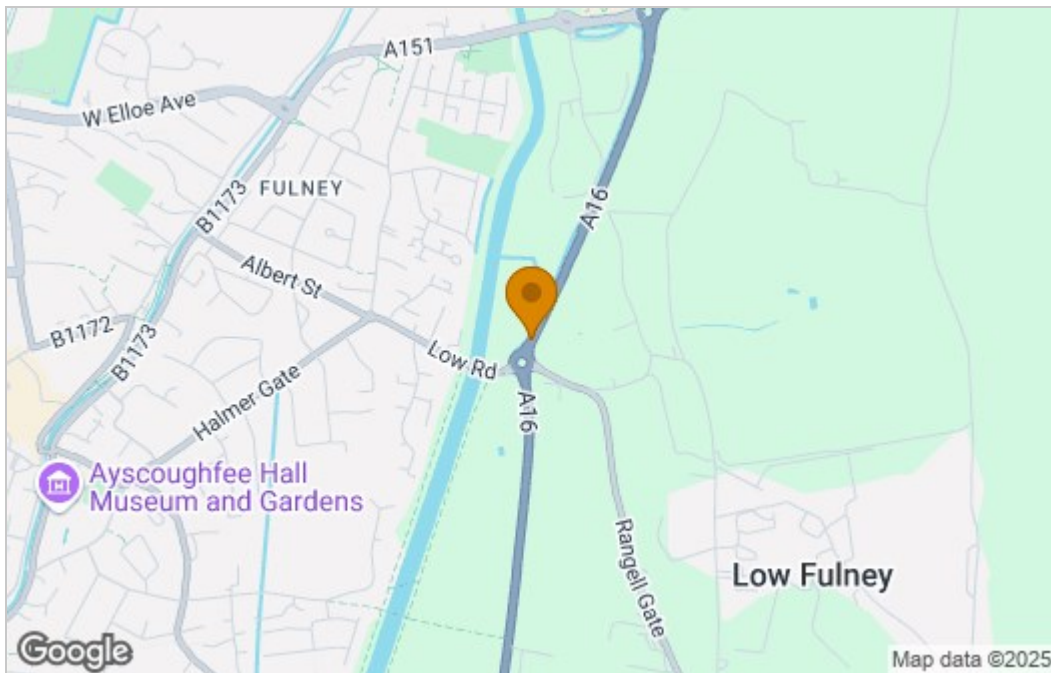
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

Floor Plan



Area Map



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Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

