

Residential Development Site For Sale in Sought After Village with Full Planning Consent for Six Executive Dwellings and Reserved Matters Approved

Market Place | Donington | Spalding | Lincolnshire | PE11 4ST



Largely Greenfield Site Extending to 0.6 hectares, 1.47 acres
Sale Includes 12 Market Place, a 1970's Detached Three Bedroomed House
Currently Let on an Assured Shorthold Tenancy for £600 per calendar month

For Sale Freehold with Vacant Possession
£610,000 Subject to Contract

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The historic town of Donington is located to the south of the A52 trunk road which connects Nottingham and Grantham to Boston and the coastal tourist resorts.

Peterborough is approximately 30 miles to the south, Leicester approximately 50 miles to the west and King's Lynn approximately 27 miles to the east.

Donington is also a civil parish in the South Holland District of Lincolnshire, Spalding being approximately 8 miles to the south.

Donington has a superb range of amenities, including Budgens with Post Office, convenience stores, a number of take away choices, a bistro public house, café, hair salons, nail bar, pharmacy, library, pet shop, butchers, eye care centre, community centre, church, village park and sporting facilities. There are two schools, the Donington Cowley Endowed Primary School and the Thomas Cowley Academy.

Description...

The site comprises development land to the north of the centre of the village with neighbouring residential accommodation.

12 Donington Road:

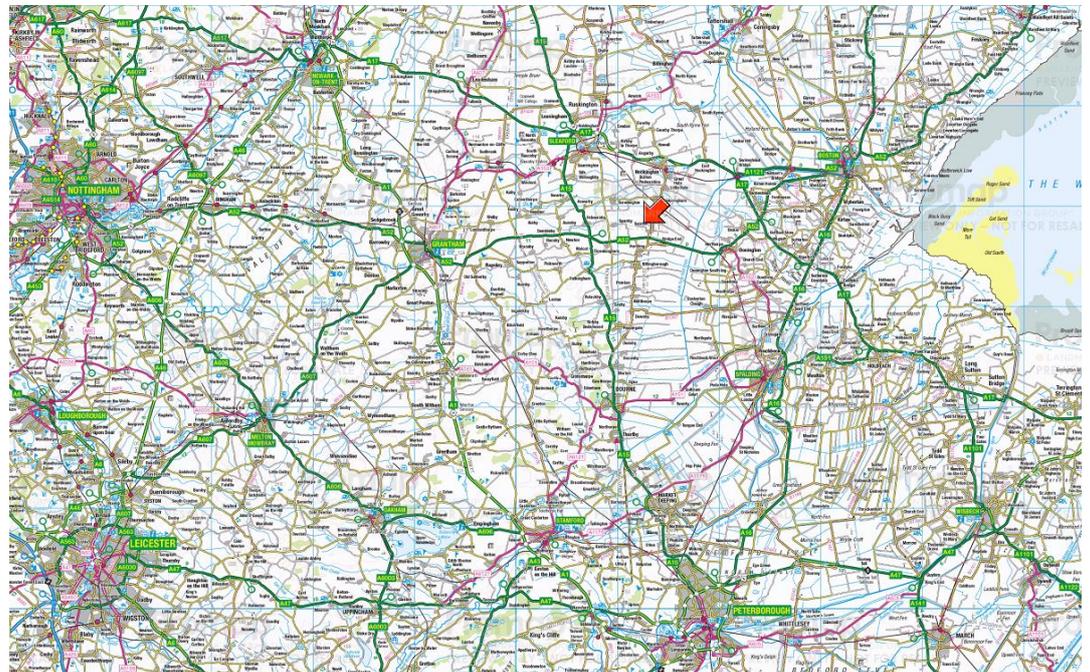
This is a house of conventional construction estimated to be approximately 40 years old with the accommodation comprising 2 reception rooms, kitchen with pantry, understairs cupboard, 3 bedrooms and a family bathroom.

It is estimated the Gross Internal Floor Area is approximately 100sqm, 1,100sqft and to the rear of this are a range of brick built outbuildings which will also be demolished as part of the development.

Viewings...

By appointment through the agent.

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EPC...

The tenanted property has an Energy Performance Asset Rating F26.

Outgoings...

The tenanted property is rated at Council Tax Band C.

Planning...

The site has Full Planning Consent for six dwellings with the construction of the houses requiring the demolition of 12 Donington Road.

The original Planning Reference HO4-0395-17 was dated 20th October 2017. Reserved matters were approved by South Holland District Council with Planning Reference HO4-0879-20 dated 12th March 2021

Details of the planning and the scheme are available on request or on South Holland District Council Planning Portal.

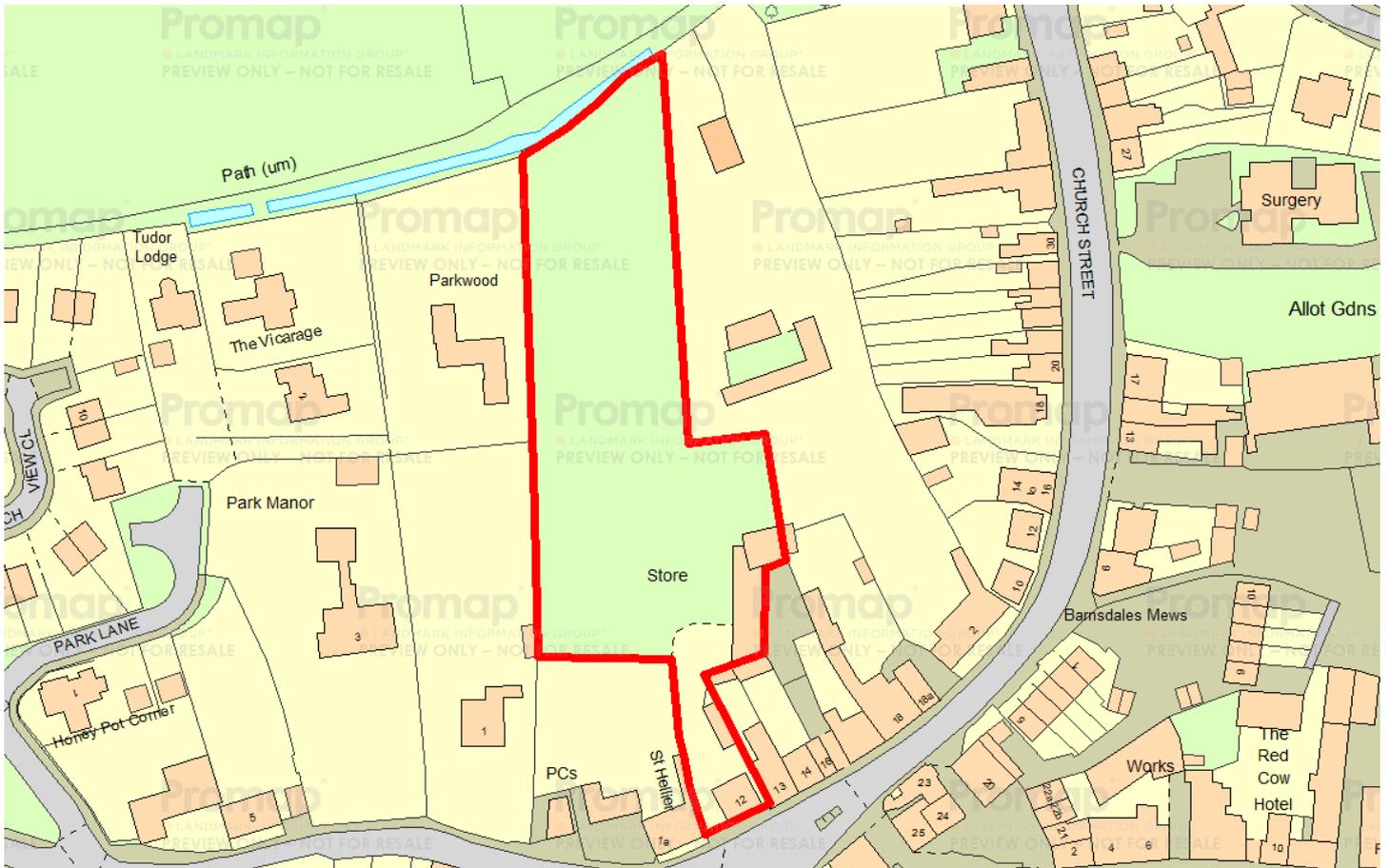
Reserved Matters include the estate layout, the foul and surface water disposal, landscaping, site levels, environmental study and archaeological investigation.

The scheme shows a private road in the location of 12 Market Place which leads to 6 detached dwellings with double garages, with access and services and open space located to the north.

Agent's Notes...

Access to the rear of 10 Market Place is shared with 12 Market Place.

12 Market Place is available For Sale with the benefit of the existing Assured Shorthold Tenancy or alternatively Vacant Possession could be granted if required.



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Money Laundering Regulations: Prospective purchasers will be asked to produce identification at a later stage.

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