

# LOT 257 - Spalding

Residential Auction - 3rd April 2020

allsop



## VACANT - Freehold Site with Development Potential

Land at Dam Gate, Holbeach, Spalding, Lincolnshire, PE12

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Land at Dam Gate, Holbeach, Spalding, Lincolnshire, PE12

GUIDE PRICE \*

**£90,000+**

**Residential - 3rd April 2020**

Online Bidding Only: DAY 1 - Lot 1 will not close before 10.00am, DAY 2 – Lot 158 will not close before 10.00am

### Key Features

- Site Area approximately 0.64 Hectares (1.58 Acres)
- **Possible potential for Residential Development, subject to consents**
- Landlocked. However an Indemnity Policy is in place (see legal pack)
- Situated on the outskirts of Holbeach
- The Wash National Nature Reserve is within reach
- A SIX WEEK COMPLETION Period applies to this Lot

### Vacant Possession

#### Tenure

Freehold

#### Location

- 📍 East side of Dam Gate immediately to the north of its junction with Castle Drive
- 🛍️ Local shops are available in Holbeach, whilst Peterborough is a little over 20 miles to the south west
- 🛣️ The nearby A17 provides access to both the A16 and A10
- 🌲 The Wash National Nature Reserve is within reach as is the Norfolk Coast AONB



### Planning

- Local Authority: South Holland District Council  
Tel: 01775 761161  
Website: <https://www.sholland.gov.uk/article/5305/Planning->

The property offers possible development potential for a residential development, subject to obtaining all necessary consents

The adjacent site, bordering the property to the north and east was granted planning permission on 3rd May 2018 (ref: H09-0332-16) for 'Residential development - erection of 188 dwellings'. The approved scheme allows for a mixture of detached, semi-detached and terraced properties providing 34 x Two Bed, 104 x Three Bed, 46 x Four Bed and 4 x Five Bed dwellings

#### Allsop

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#### Sellers Solicitor

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## Schedule

Site Area

0.64 Hectares (1.58 Acres)

Featured 1



## Featured 2



Featured 3



## Featured 4



This plan is for identification purposes only. The image was taken in 2018.

Featured 5





Featured 6



Featured 7







## Addendum

WITHDRAWN.

## Disclaimer

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### **Important notice - Pre-registration approval to bid, guide prices, reserves and additional charges**

Please note that charges and fees additional to the sale price might be payable by the successful buyer in respect of the Lot. Please read the information below and check the Special Conditions of Sale, the Particulars of Sale and any addendum for the Lot before deciding whether or not to bid.

### **Pre-registration approval to bid**

Allsop now requires all bidders who wish to bid at our Auctions to Register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

### **Guide Prices**

1. Where a guide price (or range of prices) is given, that guide is the minimum price at which (or range of prices within which) the seller might be prepared to sell on the date on which the guide price (or range of prices) is published. The guide price will normally be at or above any reserve price.
2. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you are advised to check the website regularly for updates.
3. All guide prices are Quoted "subject to contract".
4. Please note the guide price for the Lot does not include:
  - any Buyers' Fee charged by the auctioneers;
  - VAT on the sale price;
  - SDLT or any other Government taxes;
  - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.
5. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates.

### **Reserve Prices**

6. The reserve price is the minimum price at which the Lot can be sold.
7. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale.

### **Buyers' fees, Seller's fees and additional charges**

8. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:

Residential Auctions

- Lots sold for **£10,000 or more**: Buyers' Fee of **£1,250** inclusive of VAT
- Lots sold for less than **£10,000**: Buyers' Fee of **£250** inclusive of VAT

Commercial Auctions

- All Lots: Buyers Fee £1,000 inclusive of VAT

9. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

10. VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

### **Other Matters**

11. Please note that lots may be sold or withdrawn at any time prior to auction.
12. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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