

RESIDENTIAL DEVELOPMENT OPPORTUNITY OFF FLEET STREET

HOLBEACH | PE12 7AG

Town centre redevelopment opportunity of approx. 0.56 acres for sale subject to planning. Currently used as a builder's merchants. Pre-application in favour of residential development with direct access onto Fleet Street and Edinburgh Walk.

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BROWN & CO

Property and Business Consultants

Offers in excess of £300,000 | Approx 0.52-0.56 acres

LOCATION

The site has access off both Fleet Street and Edinburgh Walk and is sited on the edge of the town centre in the market town of Holbeach.

DESCRIPTION

The site, currently used as a builder's merchants located between and around 43-47 Fleet Street, Holbeach. The site is flat and comprises a brick-built retail unit with additional workshop and storage areas including timber-framed buildings and open-storage yardage. The neighbouring properties are primarily residential with a care home to one side. The primary area is edged red on the plan and is approximately 0.52 acres. In addition, but potentially also available is 45 Fleet Street edged blue on the plan which, subject to value could form part of the redevelopment scheme and extends to 0.047 acres 5,091 sq ft.

PLANNING/PRE-APPLICATION CONSULTATION

The site has existing use consent as a builder's merchants. Following the completion of a pre-application consultation process the Local Planning Authority have confirmed that they do not object, in principle, to residential redevelopment subject to planning. Any planning application for residential redevelopment will need to include justification for the loss of this business and use type not having any economic detriment to the area and that this type of business is already provided for in the locality. We are confident that this will be provable.

The site being sold is the land edged red extending 0.52 acres (22,797 sq ft). The area edged blue is 0.047 acres (5,091 sq ft) comprises 45 Fleet Street a detached house with garage and garden. The site is offered with or without 45 Fleet Street.

SERVICES

The site has benefits from mains water, sewerage, electricity and gas.

METHOD OF SALE

The site is made available for sale on a conditional contract subject to receipt of a satisfactory full planning application and offered by Private Treaty with the benefit of vacant possession being granted upon completion.

VAT

The guide price quoted in these particulars is exclusive of VAT, although the vendor reserves the right to charge VAT it is currently understood that it is intended that the site will be sold without.

LOCAL PLANNING AUTHORITY

The site sits within the planning jurisdiction of South Holland District Council. Interested parties are advised to speak directly to South Holland District Council with regard to any planning queries. The pre-application consultation report was produced by David Gedney the Principal Planning Officer. Tel: 01775 764703.

VIEWING AND FURTHER INFORMATION

To make arrangements to view the property and to receive further supporting information and documentation please contact the Sole Selling Agent.

Brown&Co

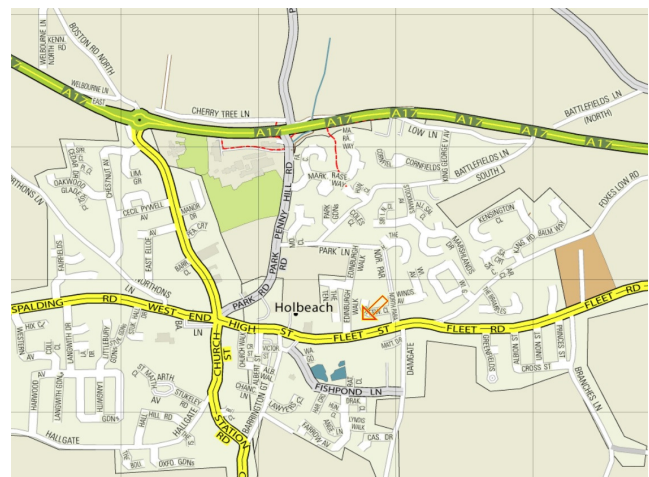
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LOCATION PLAN



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