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SPALDING DEVELOPMENT: 01775 766766 www.longstaff.com



**YARD, BUILDINGS & LAND ADJACENT TO PRIMROSE FARM, MAISDYKE LANE, FLEET, SPALDING,
LINCOLNSHIRE PE12 8NH**

- For Sale in One or Two Lots
- Full Planning Consent for the demolition of two existing buildings and the erection of two new dwellings
- Rural Location but within easy reach of Holbeach, Long Sutton and towns and amenities in the District

Guide Price – Subject to Contract

Lot 1: £195,000

Lot 2: Offers Invited

SPALDING 01775 766766 BOURNE 01778 420406

**LOCATION:**

Primrose Yard lies in a quiet, rural location approximately 2 miles south of the village of Fleet Hargate, 1 mile south of the village of Fleet and within easy travelling distance of local centres including Holbeach, Long Sutton, Spalding, Wisbech and King's Lynn. The expansion City of Peterborough is only 22 miles to the south west. Rail connections are available at Spalding, King's Lynn and Peterborough.

GENERAL DESCRIPTION OF YARD AND BUILDINGS:

The property currently comprises an agricultural yard with two substantial agricultural buildings of brick, concrete and corrugated construction. These are comprised in the area being the subject of the Planning Consent which extends to 0.89 acres as shown edged red on the plan included within these Particulars and are offered For Sale as Lot 1.

Lot 2 which is available if required, to add onto Lot 1, comprises a mature spinney extending to approximately 1.04 acres with a variety of hardwood trees including ash, sycamore and hazel. It is not initially available in isolation but either a) for the opportunity of the buyer of Lot 1 to have Lot 2 or b) for a separate buyer to have Lot 2, subject to the Lot 1 sale having completed first.

WILDLIFE:

It should be noted that there is evidence of badger sets within the area of Lot 2. An Ecology Report concerning these, prepared in March 2026, is available upon request. In addition, a copy of the publication for guidance 'Badger: Protection and Licences', produced by the Government is available upon request.

PLANNING CONSENT:

Full Planning Consent was granted by the South Holland District Council under Application No. H05-0371-26 with the consent being dated 28th May 2026. Full Planning Consent and Plans are available for downloading from the South Holland District Council Planning Website: www.sholland.gov.uk. In addition, the two barns currently on site, had a prior notification (Q Class) consent granted on the 17th January 2025 under Application No. H05/0989/24, a copy of which is available upon request.

SPECIFIC CONDITIONS RELATING TO THE PLANNING CONSENT:

There are a number of conditions attached to the Planning Consent and it will be important that for those who may have an interest in submitting an offer for the property, that they can confirm that they have had full regard to the conditions appertaining to the Planning Consent.

METHOD OF SALE:

The properties are offered For Sale by Private Treaty but the Vendor reserves the opportunity to seek 'Best and Final Offers' by a date certain or by Private Auction, if so required.

GUIDE PRICES:

Lot 1: £195,000, Subject to Contract

Lot 2: Offers Invited, Subject to Contract

BOUNDARIES:

Prior to exchange of contracts, the boundaries will be indicatively staked to avoid misunderstanding at a later stage. Fencing of boundaries should be carried out within 3 months of the completion of the sale. Lincolnshire post and 3 rail fencing will be required.

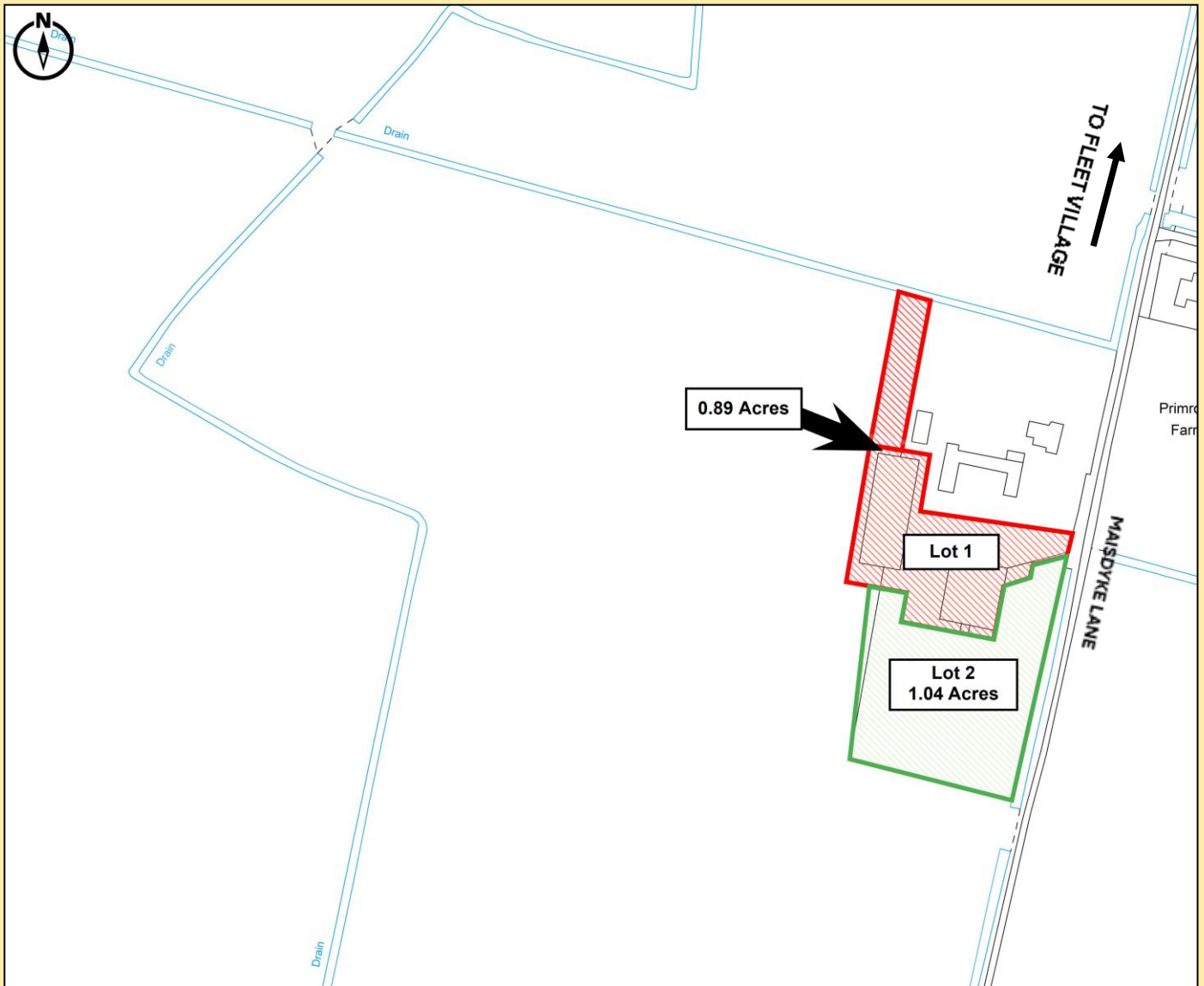
SERVICES:

Interest parties must make their own specific enquiries with the relevant service providers/utilities in connection with any services that they may require. This relates to potential availability, cost and practicality of connection.

UNDERGROUND ELECTRICITY CABLES:

There is a proposal for an underground electricity cable to be installed towards the southern end of the adjacent agricultural land as part of the National Grid EGL 3 & 4 proposal.

PLAN OF LOT NOS 1 & 2
FOR IDENTIFICATION PURPOSES ONLY (NOT TO SCALE)



VIEWING:

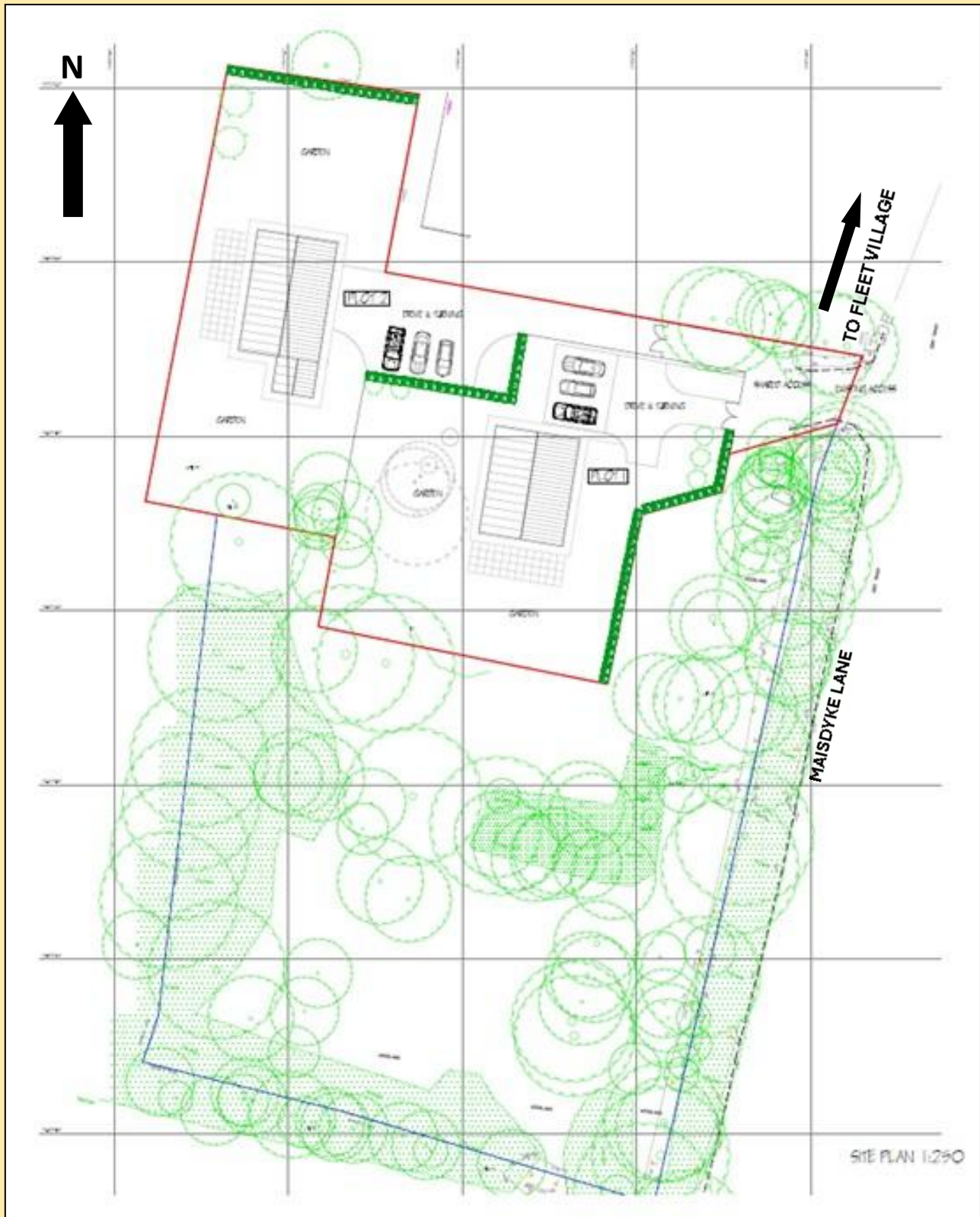
Viewing is strictly by prior appointment only with the Vendor's Agents. Those entering the premises, or the adjacent woodland, do so entirely at their own risk. All parties should take great care at all times to ensure their own personal safety. The Vendors, nor their Agents are not responsible for any personal damage or other injury that may occur during a visit.

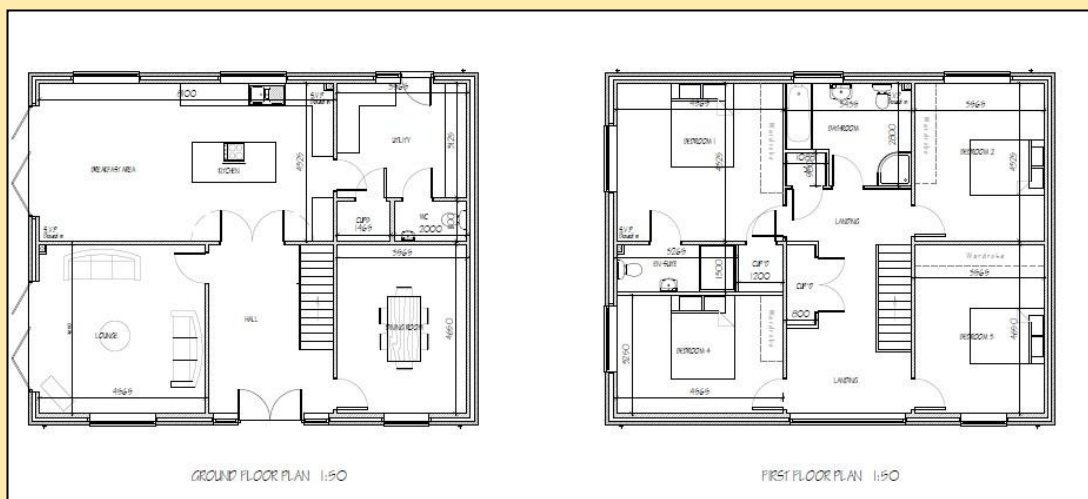
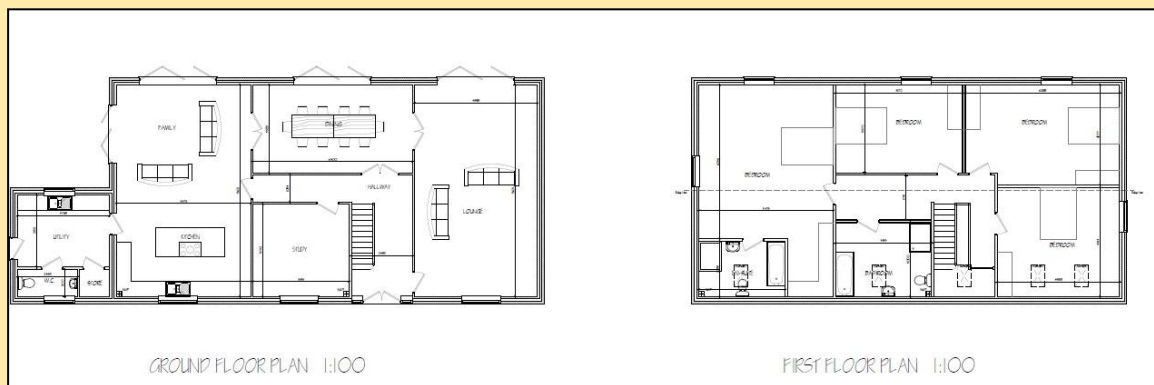
For an appointment to view, please contact 01775 766766 Option 4 to arrange such a viewing or email agricultural@longstaff.com.

ADDITIONAL INFORMATION:

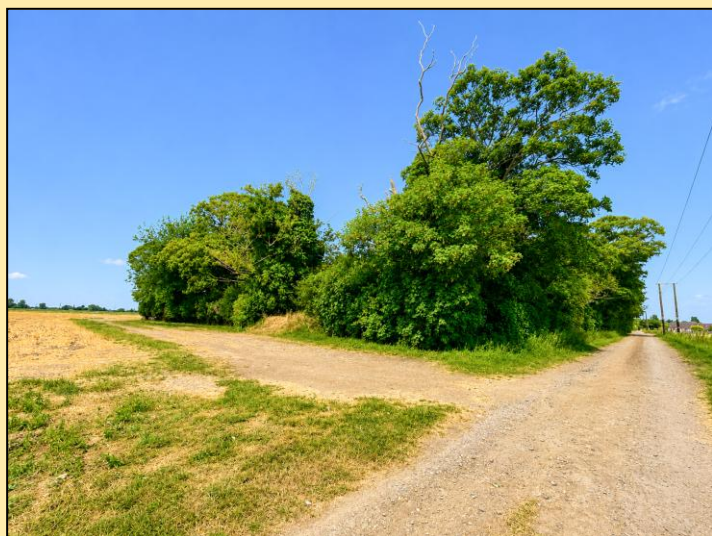
For any further information or assistance required, please contact R Longstaff & Co LLP on 01775 766766 Option 4 or email crml@longstaff.com

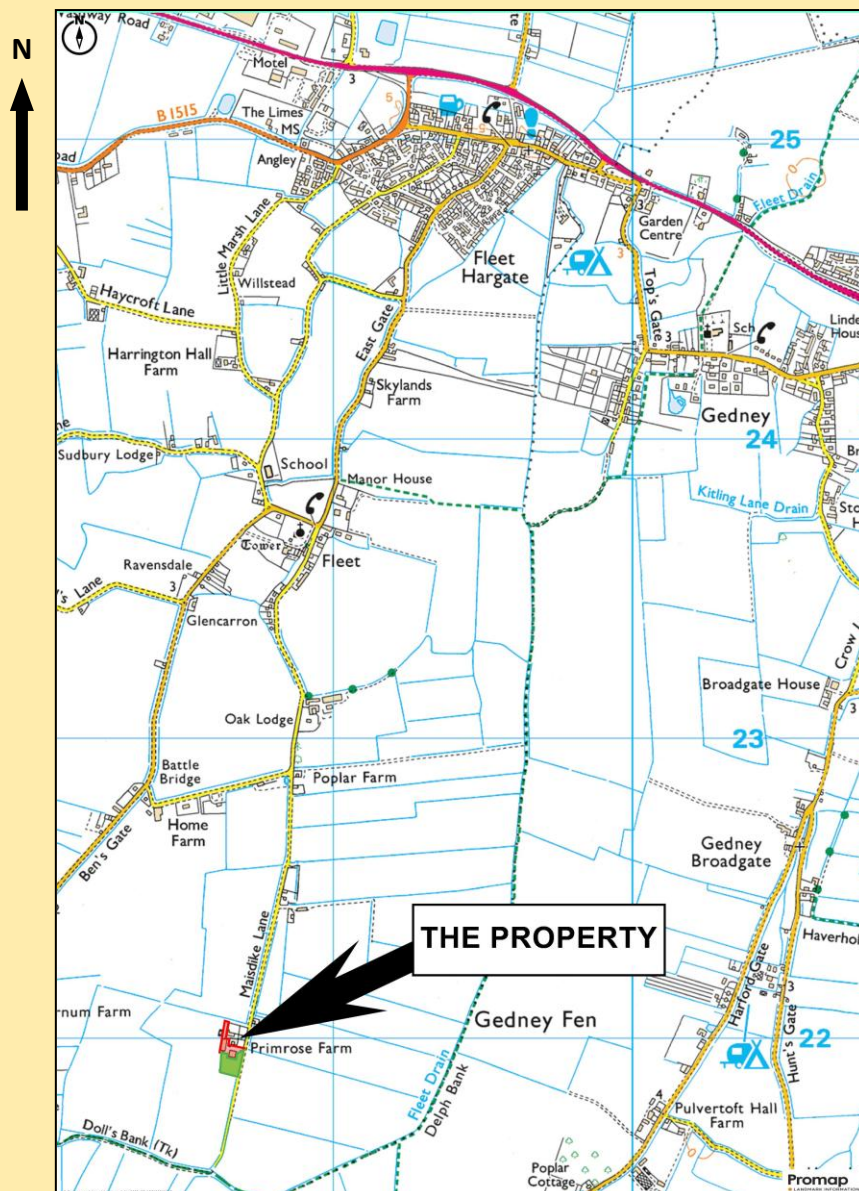
EXTRACT FROM PLANNING APPLICATION SHOWING PROPOSED LOCATION OF THE 2
PLOTS AND THE SEPARATION/BOUNDARIES THEREOF





GENERAL VIEWS OF THE YARD, BUILDINGS AND SPINNEY





LOCATION PLAN
NOT TO SCALE

TENURE: Freehold

POSSESSION: Vacant possession will be available upon completion.

LOCAL AUTHORITIES:

District and Planning: South Holland District Council Planning Department, Council Offices, Priory Road, Spalding PE11 2XE
Telephone: 01775 761161

County and Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
Telephone:

Water and Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex CM20 9HA
Telephone: 0800 919155
We are not aware that there are any main sewers in the area and therefore the drainage will have to be provided by a private system(s).

Electricity: National Grid, New Supplies, Customer Application Team, Tollend Road, Tipton DY4 0HH
Telephone: 0121 6239007

Drainage Authority: South Holland Internal Drainage Board, Pierpoint House, 28 Horsley's Fields, Kings Lynn, Norfolk PE30 5DD
Telephone: 01553 819600

PARTICULARS CONTENT: R. Longstaff & Co LLP, their clients and any joint agents accept no responsibility for any statement that may be made in these particulars. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client(s) or otherwise. All areas, measurements or distances are approximate. Floor plans are provided for illustrative purposes only and are not necessarily to scale. All text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents, and no guarantee is given for any apparatus, services, equipment or facilities, being connected nor in working order. Purchasers must satisfy themselves of these by inspection or otherwise.

Ref: S12113

We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

SALE PARTICULARS: These have been prepared in August 2026 – Photographs have been taken in August 2026.

CONTACT DETAILS:

R. Longstaff & Co LLP., 5 New Road, Spalding, Lincolnshire, PE11 1BS
T: 01775 766766 Option 4. - E: crml@longstaff.com - www.longstaff.com