



## **Plot 6 Thary Lane, Spalding, PE11 4BN**

**£125,000**

**\*\*\* STUNNING SELF BUILD PLOT WITH FULL PLANNING APPROVAL \*\*\***

Located in a quiet corner of Surfleet is the opportunity to purchase a large plot on a 'self build' development. The serviced plot is set on a private road with access to 6 individual plots and comes with the road and service ducts installed. Plot 6 will have planning approval for a four bedroom executive home and the plot size is approximately 703.75 m<sup>2</sup>

The village of Surfleet is near the towns of Spalding and Boston situated on the River Glen, and is known for its picturesque surroundings and proximity to the reservoir which is a popular spot for birdwatching and other outdoor activities. Spalding town has most amenities and the station has train links to Kings Cross via Peterborough.

### PLOT SIZE

Plot area – approximately 703.75 m2  
Serviced Plot with road and service duct installed.

### SECTION 106

\* Section 106 will apply - contact the office for more information

### DISCLOSURE

Paragraph 10c of the Code of Practice:  
Please note: The vendor of this development is associated to Ark Property Centre.

### 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.

### Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

### Site Plan



These particulars, whilst believed to be accurate are set out as a 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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