



The Furlongs, Holland Park, Spalding, PE11 1ZU Prices From £199,995



THE FURLONGS
AT HOLLAND PARK

MOVE IN FOR CHRISTMAS !

We have a selection of selected plots at The Furlongs at Holland Park available for move-in before Christmas – so there's still time to make this Christmas extra special.

Set on the edge of Spalding, The Furlongs is a beautifully planned new community, bringing together countryside tranquillity and town convenience.

- * 2, 3, 4 & 5-bedroom homes
- * Beautifully designed, modern interior
- * Cosy kitchens and Energy-efficient design
- * 5% Deposit OR stamp duty paid, with legal fees covered on selected plots*

Whether you're looking for your first home, more space for the family or somewhere to start your next chapter, there's a choice of homes to suit.

Get the tree up, hang the fairy lights and make Christmas memories in your new home - Call us now to find out which plots are available for move-in before Christmas.



The Furlongs, Spalding

The Furlongs at Holland Park offers a choice of 2, 3, 4 and 5-bedroom homes, designed with modern, energy-efficient living in mind. Every home comes with EV charging, solar panels and battery storage as standard, alongside high-quality kitchens, bathrooms and flooring. Outside, you'll find landscaped gardens, green corridors, walking paths and cycle routes, with allocated parking or detached garages available on selected homes. Homes are also smart-home and connectivity ready, with attractive incentives available on selected plots, including deposit contributions, stamp duty paid and legal fees covered*. **With the Show Home now open, call us today to book your viewing and find out which homes could be ready for you to move into before Christmas.**

Property Postcode

For location purposes the postcode of this property is: PE11 1ZU

Images

Please note that the images have been enhanced using AI to create a Christmas scene and are for illustrative purposes only.

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.

Verified Material Information

Tenure: Freehold

Council tax band: TBC

This property benefits from the presence of a Management Company responsible for the upkeep and maintenance of the estate's communal areas. This ensures the estate remains maintained and attractive for all residents. Charges: £120 per year.

Property construction: Brick built

Electricity supply: TBC

Solar Panels: Yes, with battery storage.

Other electricity sources: No

Water supply: Anglian Water

Sewerage: Mains

Heating: Gas central heating

Heating features: Zoned heating

Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.

Mobile coverage: As stated by Ofcom, INDOOR - EE is Variable over Voice and Data. Three is Variable over Voice and Data. O2 is Variable over Voice and Data. Vodafone is Variable over Voice and Data.

Mobile coverage: As stated by Ofcom, OUTDOOR - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Off Road Parking.

Building safety issues: No

Restrictions: No

Public right of way: No

Flood risk: Surface water - very low. Rivers and the sea - very low.

Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.

Coastal erosion risk: No

Planning permission: Please refer to Local Council Planning Portal for any planning applications.

Accessibility and adaptations: No

Coalfield or mining area: No

Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Broadgate Homes at The Furlongs at Holland Park, Spalding, PE11 1ZU. Ark Property Centre will refer applicants and all appointments will be made directly with Broadgate Homes Sales Team.

Offer Procedure

Please note: before an offer is agreed on a property, all purchasers will have to be qualified by Broadgate Homes FA should a reservation be made. 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.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

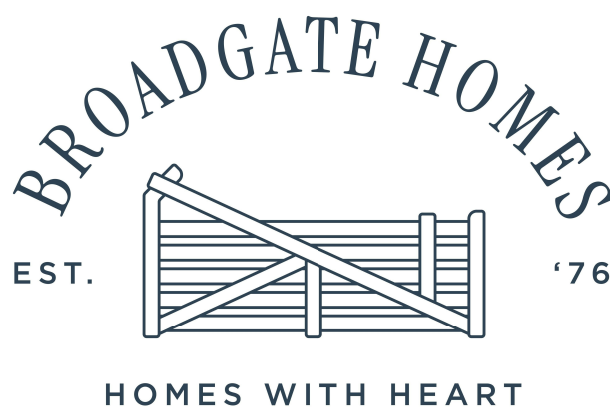
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

Disclaimer

These particulars, whilst believed to be accurate are set out as 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 firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.





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