

DEVELOPMENT, INVESTMENT, LEISURE, OFFICE, RESIDENTIAL,  
RETAIL FOR SALE

# 10 Haverfield Road

Spalding, PE11 2XP



## Key Highlights

- Suitable for a range of uses - subject to planning
- Currently configured as a church
- Secure side gated yard
- Historic planning consent for conversion to residential
- Mixture of open plan and cellular offices
- Parking to the front and side of the property
- In date planning consent for the erection of a two storey extension

Stuart House  
St John's Street  
Peterborough, PE1 5DD

**01733 344414**

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## DESCRIPTION

The property is made up of solid brick and cavity construction with a pitched roof and concrete flooring.

The property is currently configured as a church and is suitable for a range of uses, subject to planning. The property has recently been fitted with a new boiler and has gas and electric heating. There is an assembly area with flanked by office / storage space on the ground floor and further office space on the first floor.

Externally there is parking to the front and side of the property.

## ACCOMMODATION

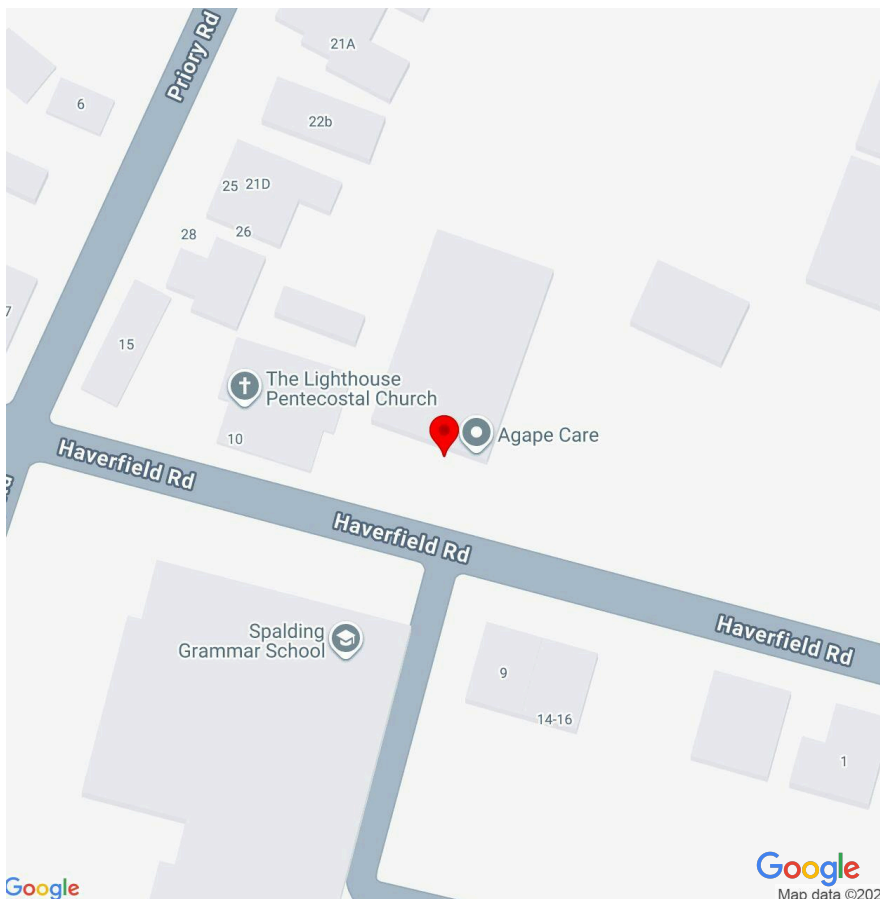
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	5,730	532
1st	736	68
<b>TOTAL</b>	<b>6,466</b>	<b>601</b>

## LOCATION

The property is situated on Haverfield Road, and is a 4 minutes drive from Spalding town centre. Spalding is a historic market town in Lincolnshire with a population of approximately 31,500 people.

Spalding is approximately 19 miles South West of Peterborough, which provides access to the A1139 (Frank Perkins Parkway) dual carriageway which provides access to the A1(M), A15, and A47.



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## VIEWINGS

Strictly by appointment with the sole agent.

## TERMS

The property is available on a freehold basis - seeking offers in excess of £600,000.

## ANTI MONEY LAUNDERING

To comply with Anti-Money Laundering Regulations, proof of ID and address are required and confirmation of the source of funding will be required.

## BUSINESS RATES

The property was removed from the rating list on 1st April 2017.

## VAT

There will be no VAT payable on the purchase price.

## PLANNING

Interested parties are advised to make their own investigations the Local Planning Authority.

## EPC

EPC to be assessed shortly.

## LEGAL COSTS

Each party to be responsible for their own legal costs in this transaction.

## PLANS

Please see enclosed with this brochure.

## CONTACTS

For further information please contact:

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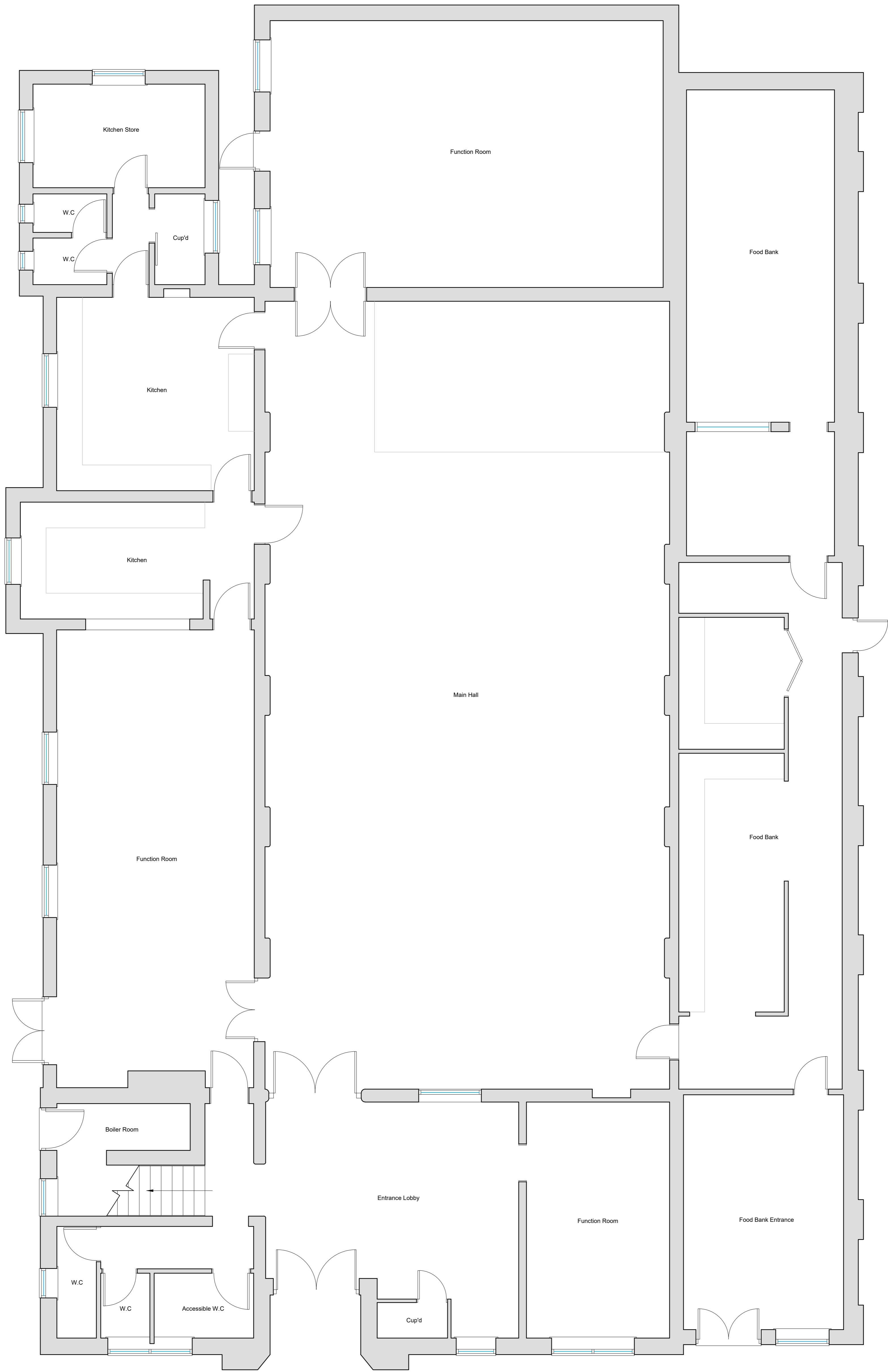
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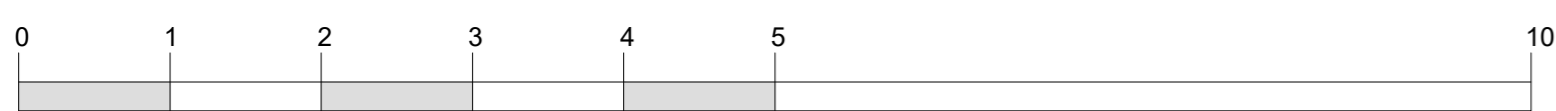
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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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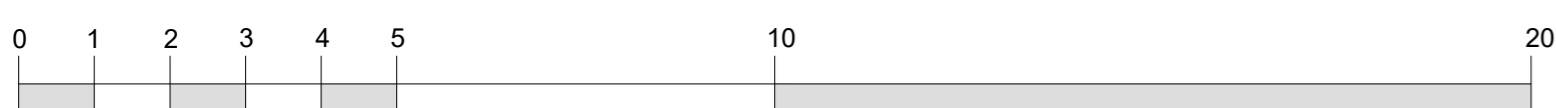
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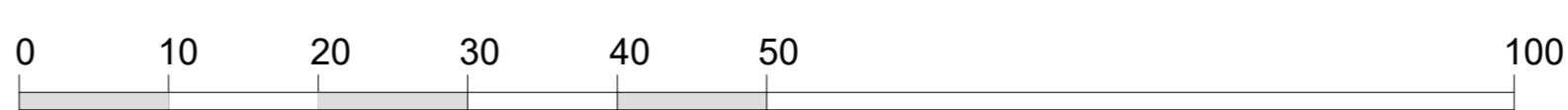
Existing Ground Floor Plan  
Scale 1:50



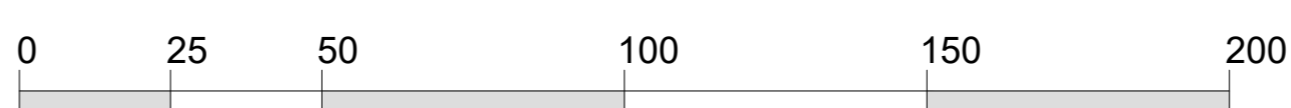
SCALE BAR (m) 1:50



SCALE BAR (m) 1:100



SCALE BAR (m) 1:500



SCALE BAR (m) 1:1250

REV.	DESCRIPTION	DATE

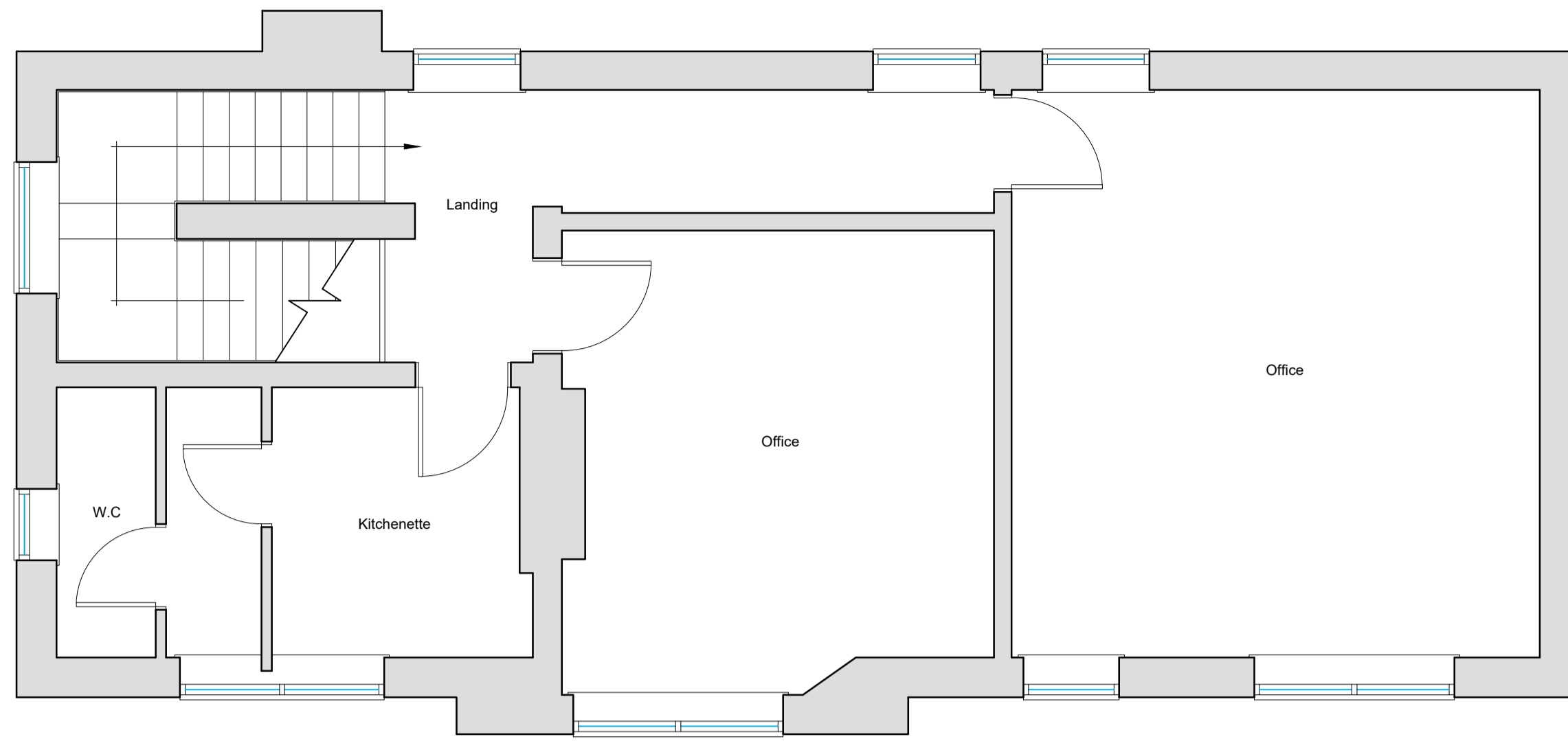


DESCRIPTION:  
TWO STOREY SIDE EXTENSION WITH  
NEW FIRST FLOOR AT THE LIGHTHOUSE  
CHURCH, 10 HAVERFIELD ROAD,  
SPALDING, PE11 2DF

DATE: 02/04/2021  
DRAWN BY: JC  
CHECKED BY: CT

PROJECT: TWO STOREY SIDE EXTENSION WITH NEW FIRST FLOOR	
DRAWING: EXISTING GROUND FLOOR PLAN	
SIZE: A1	CLIENT: The Lighthouse Church
SCALE: as labelled	SHEET: 0248/21/01

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Existing First Floor Plan  
Scale 1:50



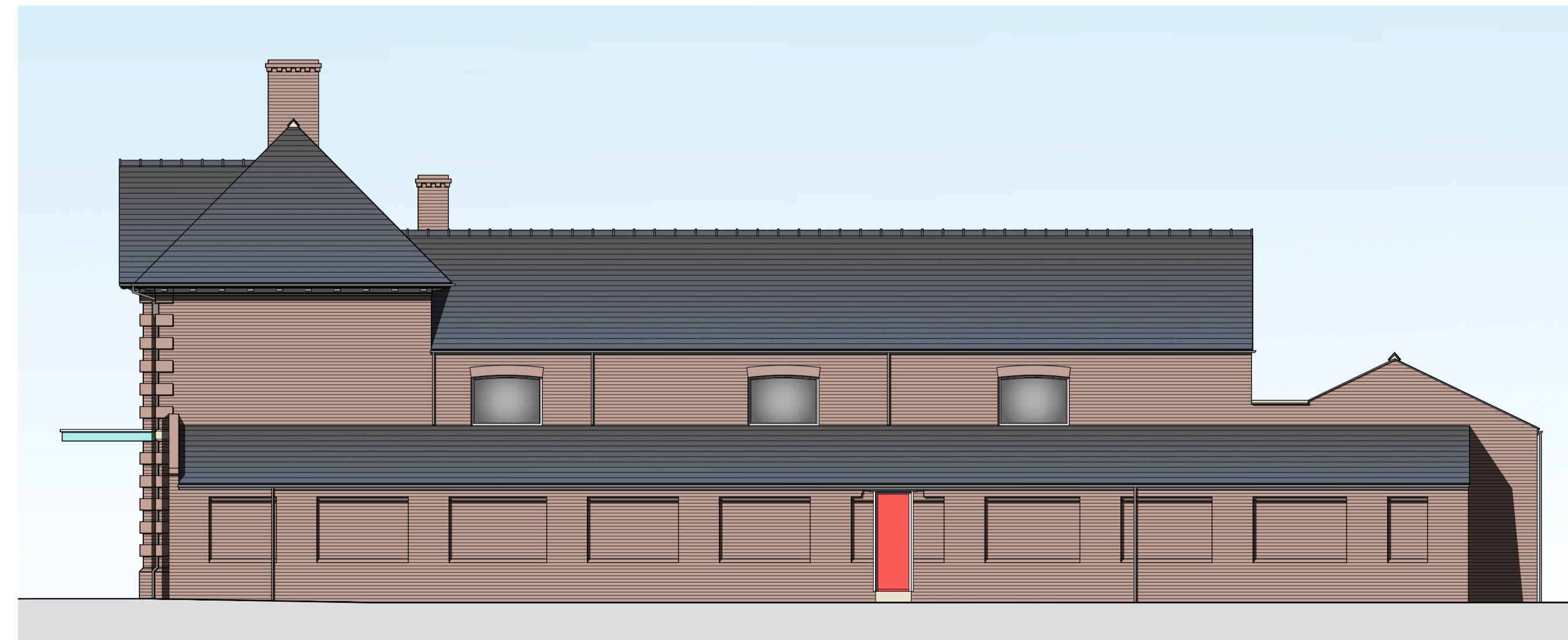
Existing Front (S) Elevation  
Scale 1:100



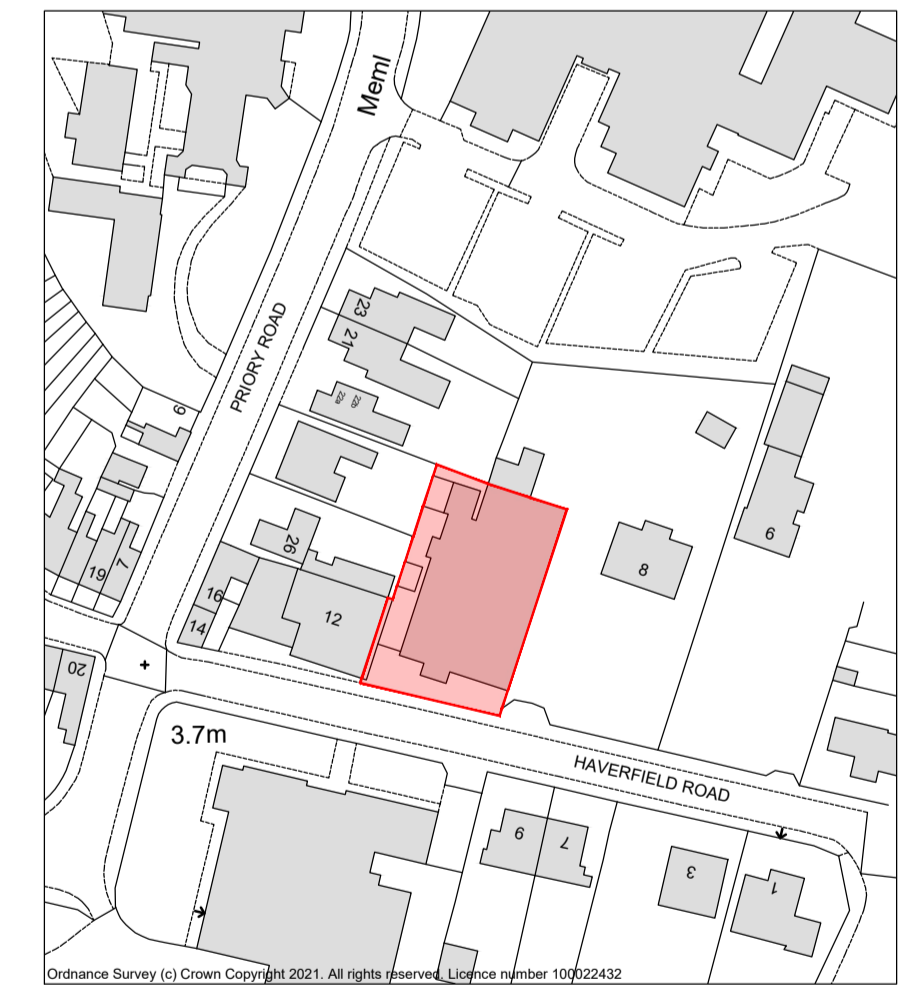
Existing Side (W) Elevation  
Scale 1:100



Existing Rear (N) Elevation  
Scale 1:100



Existing Side (E) Elevation  
Scale 1:100



Site Location Plan  
Scale 1:1250

REV.	DESCRIPTION	DATE

PROJECT: TWO STOREY SIDE EXTENSION WITH NEW FIRST FLOOR	
DRAWING: EXISTING FIRST FLOOR PLAN EXISTING ELEVATIONS	SITE LOCATION PLAN PROPOSED BLOCK PLAN
SIZE: A1	CLIENT: The Lighthouse Church
DATE: 02/04/2021	DRAWING BY: JC
APPROVED: CT	SHEET: 0248/21/02

**JC**  
Architectural Consultant

Do Not Scale From This Drawing

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