



**SOMERSBY HOMES**  
WHERE QUALITY MEETS TRADITION





EXAMPLE CGI





### Location

Victoria Gardens is in the early stages of construction and will comprise 70 properties with a selection of 1, 2,3 & 4 bedroom properties built to a very high standard. The site is located on Victoria Street which is within walking distance of the centre of Wragby.

Wragby is a pleasant Lincolnshire market town close to the Lincolnshire Wolds which is an area of Outstanding Natural Beauty (AONB). The town is also well positioned for commuters to the historic city of Lincoln just 10 miles away with a fast commuter train to London in just 2 hours and the east coast is around 30 miles away with the well known seaside resorts of Skegness, Mablethorpe and Ingoldmells.

Wragby is the perfect place for new families with schooling, shops, leisure facilities including tennis courts and an indoor swimming pool, Churches, public houses, Co-op and a thriving community which organises some fantastic events such as food festivals, baking competitions, Wragby Show & Country Fayre , Young Famers club and the Scouts so you can really get into the local spirit.

A little further afield lie a collection of beautiful nature reserves, woodland walks and country parks which offer great walking and cycling opportunities. Nearby towns of Horncastle & Market Rasen offers further schooling and amenities.

The postcode for the the site is LN8 5PF, but for the exact location please use the following:

<https://what3words.com/forks.innovate.guitars>

### The Developer

Somersby Homes have been building family homes for the past four decades, originally known as Hugh Bourn Homes, they have designed and built houses across the length and breadth of Lincolnshire, helping families and first time home owners buy their first property. With decades of experience supporting and working with local people, Somersby Homes understand that when you're searching for a new home, you also want the perfect location. A place where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings whether that's a home in the quiet countryside or close to the bustling city centre.

They are here to offer help and support from the very beginning of your property search until long after you've moved in. So whether you're looking for your first home or to move up the property ladder, take a look at our wide range of new properties for sale and get in touch today to find out just how easy it is to find your perfect home with Somersby.

Somersby Homes office  
01673 847808  
[admin@somersbyhomes.co.uk](mailto:admin@somersbyhomes.co.uk)

### What's Included?

- > Under floor heating
- > Air Source heat pump
- > Full Fibre broadband
- > Bosch Oven
- > Bosch Hob
- > Bosch Dishwasher
- > 60/40 split fridge freezer
- > Wren Kitchen with choice of worktops, colour and style of units and handles
- > LVT Amtico flooring in Kitchen, Entrance Hall & WC
- > Choice of carpet elsewhere
- > Loft ladder
- > USB sockets
- > Bathroom wall half tiled with ceramic floor and wall
- > Electric demister bathroom mirror
- > Downlights in Kitchen & Bathroom
- > Up & Down Lighters front and back
- > PIR garage light
- > Roller shutter doors with sensor
- > Outside tap to rear

\* Various upgrades are available on each house type so please contact the selling agent to discuss this in more detail. We shall also receive further information and imagery as the site progresses so this brochure will be updated.

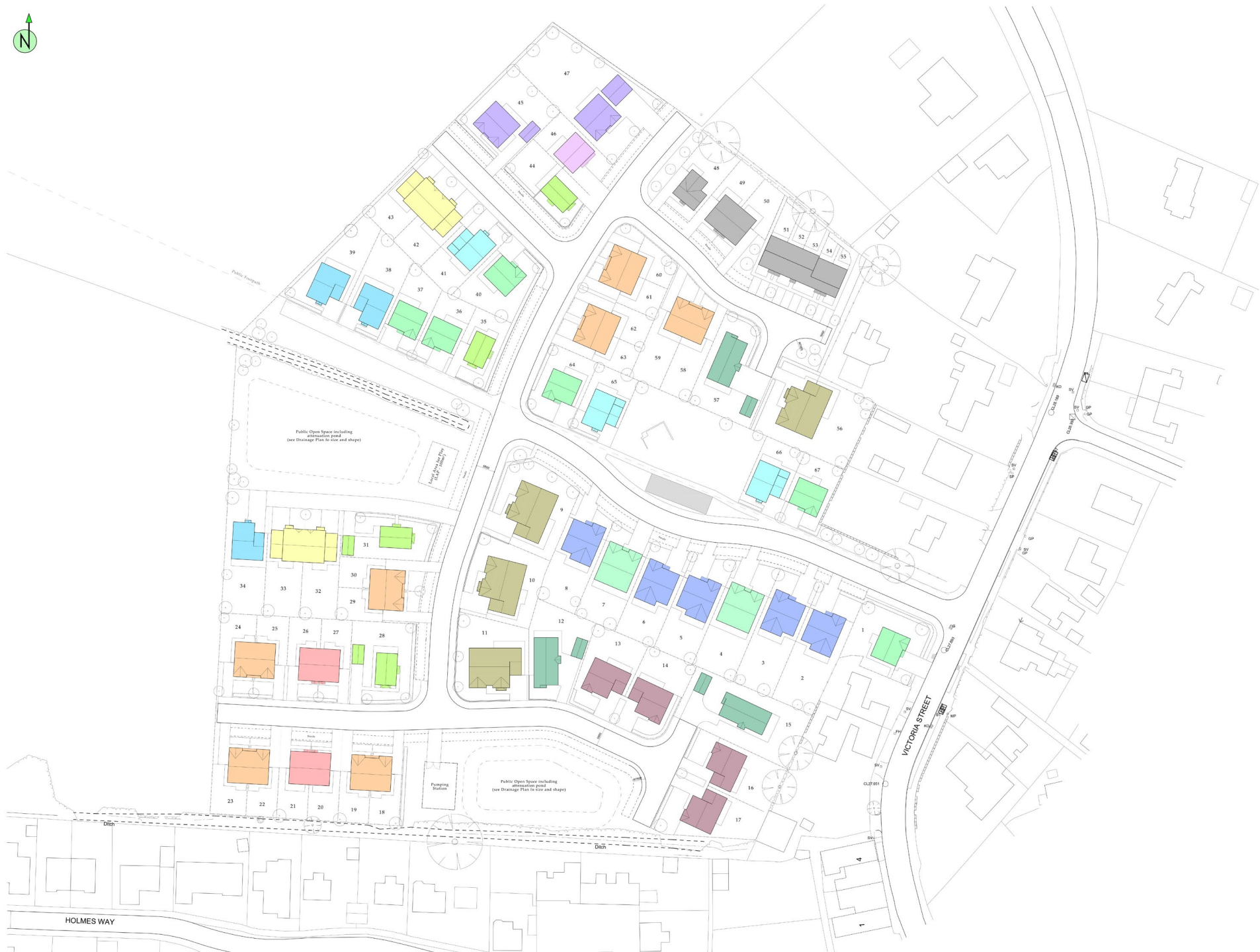
### Viewing


















Viewings are strictly by appointment with the selling agent on 01522 504304 or via somersby homes on 01673 847808.

### Agent

Brown & Co  
5 Oakwood Road  
Lincoln, LN6 3LH

01522 504304  
[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)



-  **TYPE 2B1 (5)**  
Drawing 17722-121
-  **TYPE 3B1 (6)**  
Drawing 17722-105
-  **TYPE 3B2 (14)**  
Drawing 17722-106
-  **TYPE 3B3 (4)**  
Drawing 17722-107
-  **TYPE 3B4 (4)**  
Drawing 17722-108, 125, 129
-  **TYPE 3B5 (6)**  
Drawing 17722-109, 110
-  **TYPE 3B6 (1)**  
Drawing 17722-111
-  **TYPE 3B7 (3)**  
Drawing 17722-112 to 115
-  **TYPE 3B8 (1)**  
Drawing 17722-134
-  **TYPE 4B1 (3)**  
Drawing 17722-116, 117
-  **TYPE 4B2 (5)**  
Drawing 17722-118, 119
-  **TYPE 4B3 (2)**  
Drawing 17722-120
-  **TYPE 4B4 (2)**  
Drawing 17722-121
-  **TYPE 4B5 (1)**  
Drawing 17722-123
-  **TYPE 3BB1 (4)**  
Drawing 17722-122, 123
-  **TYPE 3BB2 (3)**  
Drawing 17722-124, 125
-  **TYPE 2BB1 (4)**  
Drawing 17722-126, 130



Plot	Property	Type	Sq Ft
Plot 1	3 Bed Detached House	Cedar	1,186
Plot 2	4 Bed Detached House	Oak	1,761
Plot 3	4 Bed Detached House	Oak	1,761
Plot 4	4 Bed Detached House	Elm	1,991
Plot 5	4 Bed Detached House	Oak	1,761
Plot 6	4 Bed Detached House	Oak	1,761
Plot 7	4 Bed Detached House	Elm	1,991
Plot 8	4 Bed Detached House	Oak	1,761
Plot 9	3 Bed Detached Bungalow	Beech	1,355
Plot 10	3 Bed Detached Bungalow	Beech	1,355
Plot 11	3 Bed Detached Bungalow	Beech	1,355
Plot 12	3 Bed Detached Bungalow	Birch	953
Plot 13	2 Bed Detached Bungalow	Juniper	695
Plot 14	2 Bed Detached Bungalow	Juniper	695
Plot 15	3 Bed Detached Bungalow	Birch	953
Plot 16	2 Bed Detached Bungalow	Juniper	695
Plot 17	2 Bed Detached Bungalow	Juniper	695
Plot 18	3 Bed Semi-Detached House	Hazel	1,051
Plot 19	3 Bed Semi-Detached House	Hazel	1,051
Plot 20	3 Bed Semi-Detached House	Holly	1,006
Plot 21	3 Bed Semi-Detached House	Holly	1,006
Plot 22	3 Bed Semi-Detached House	Hazel	1,051
Plot 23	3 Bed Semi-Detached House	Hazel	1,051
Plot 24	3 Bed Semi-Detached House	Hazel	1,051
Plot 25	3 Bed Semi-Detached House	Hazel	1,051
Plot 26	3 Bed Semi-Detached House	Holly	1,006
Plot 27	3 Bed Semi-Detached House	Holly	1,006
Plot 28	3 Bed Detached House	Cherry	1,003
Plot 29	3 Bed Semi-Detached House	Hazel	1,051
Plot 30	3 Bed Semi-Detached House	Hazel	1,051
Plot 31	3 Bed Detached House	Cherry	1,003
Plot 32	3 Bed Semi-Detached House	Hawthorn	1,115
Plot 33	3 Bed Semi-Detached House	Hawthorn	1,115
Plot 34	4 Bed Detached House	Willow	1673



Plot	Property	Type	Sq Ft
Plot 35	3 Bed Detached House	Rowan	1,115
Plot 36	3 Bed Detached House	Cedar	1,186
Plot 37	3 Bed Detached House	Cedar	1,186
Plot 38	4 Bed Detached House	Willow	1,673
Plot 39	4 Bed Detached House	Willow	1,673
Plot 40	3 Bed Detached House	Cedar	1,186
Plot 41	4 Bed Detached House	Maple	1,428
Plot 42	3 Bed Semi-Detached House	Hawthorn	1,115
Plot 43	3 Bed Semi-Detached House	Hawthorn	1,115
Plot 44	3 Bed Detached House	Rowan	1,115
Plot 45	4 Bed Detached House	Ash	1,703
Plot 46	3 Bed Detached House	Pine	1,144
Plot 47	4 Bed Detached House	Aspen	1,703
Plot 48	4 Bed Detached House	Social	1,141
Plot 49	3 Bed Semi-Detached House	Social	1,006
Plot 50	3 Bed Semi-Detached House	Social	1,006
Plot 51	2 Bed Terrace House	Social	836
Plot 52	2 Bed Terrace House	Social	836
Plot 53	2 Bed Terrace House	Social	836
Plot 54	1 Bed Terrace House	Social	660
Plot 55	1 Bed Terrace House	Social	625
Plot 56	3 Bed Detached Bungalow	Beech	1,355
Plot 57	3 Bed Detached Bungalow	Birch	953
Plot 58	3 Bed Semi-Detached House	Hazel	1,051
Plot 59	3 Bed Semi-Detached House	Hazel	1,051
Plot 60	3 Bed Semi-Detached House	Hazel	1,051
Plot 61	3 Bed Semi-Detached House	Hazel	1,051
Plot 62	3 Bed Semi-Detached House	Hazel	1,051
Plot 63	3 Bed Semi-Detached House	Hazel	1,051
Plot 64	3 Bed Detached House	Cedar	1,186
Plot 65	3 Bed Detached House	Maple	1,428
Plot 66	3 Bed Detached House	Maple	1,428
Plot 67	3 Bed Detached House	Cedar	1,186



PHASE 1



PHASE 2



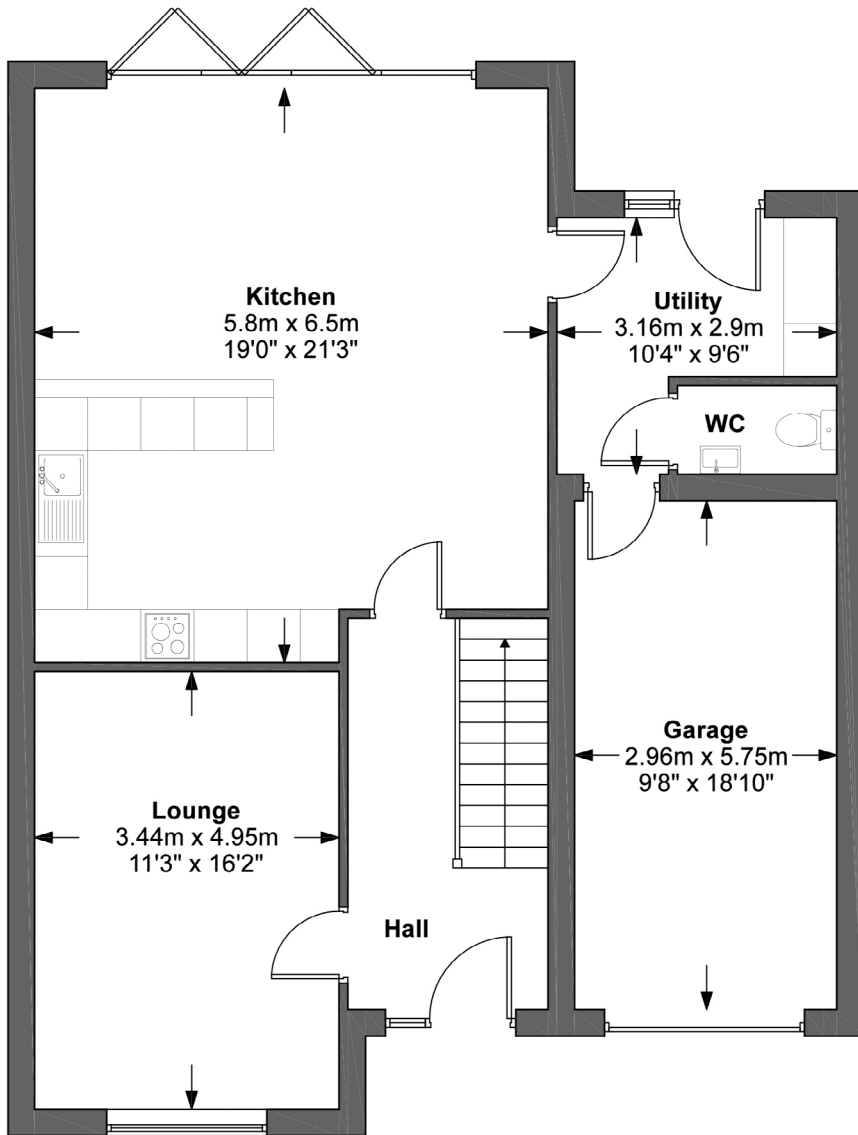
PHASE 3



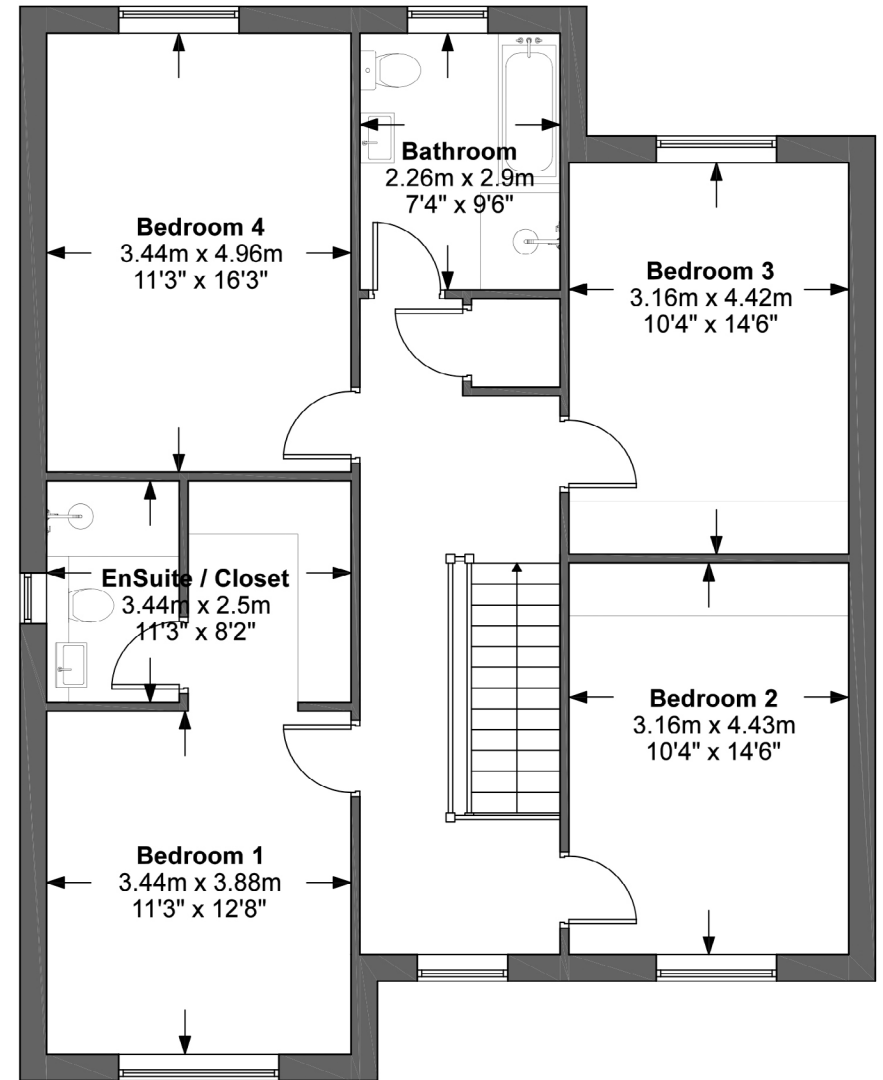
OAK







Oak  
Ground Floor Plan

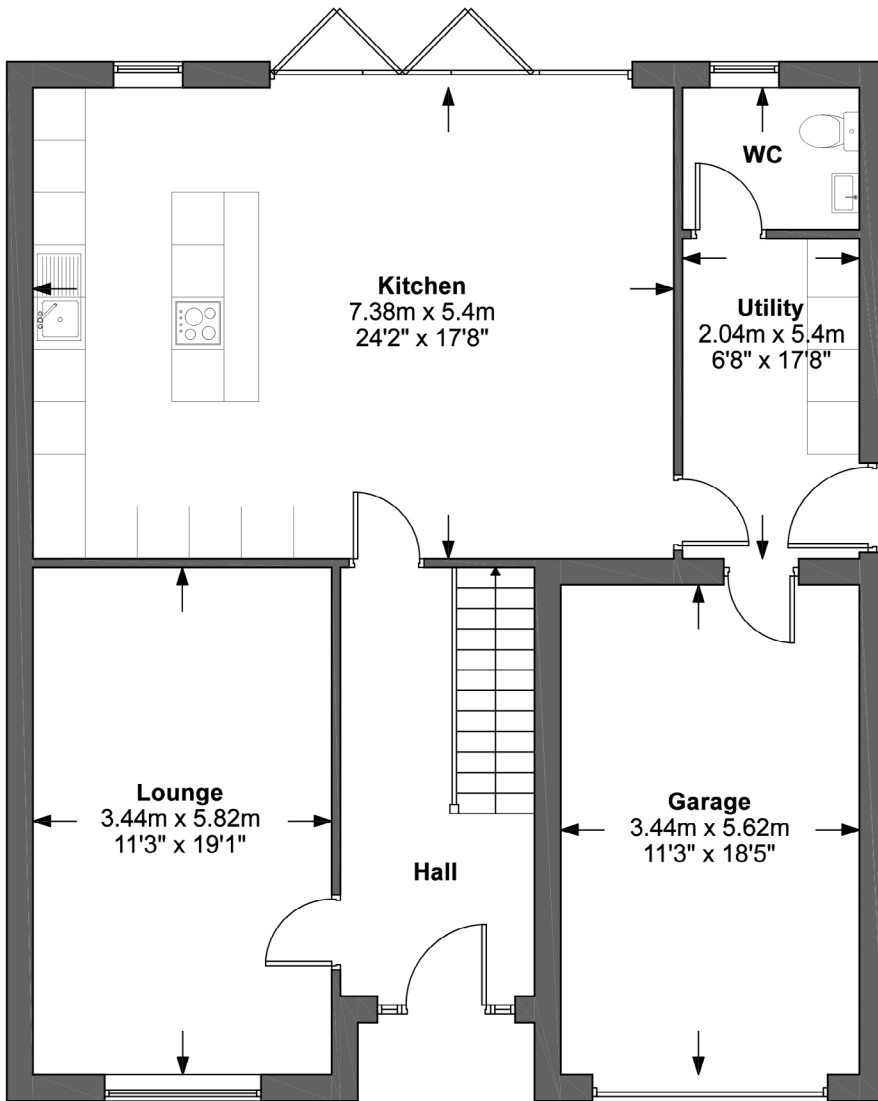


Oak  
First Floor Plan

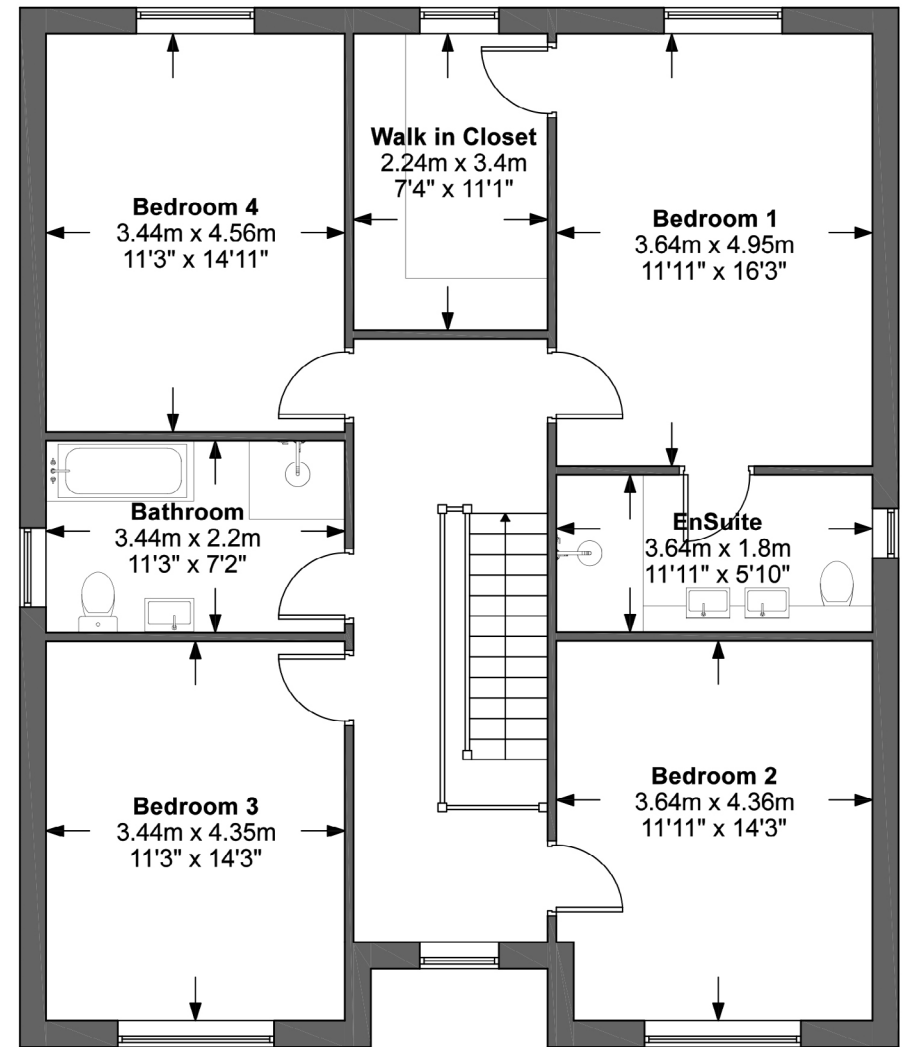
ELM







Elm  
Ground Floor Plan

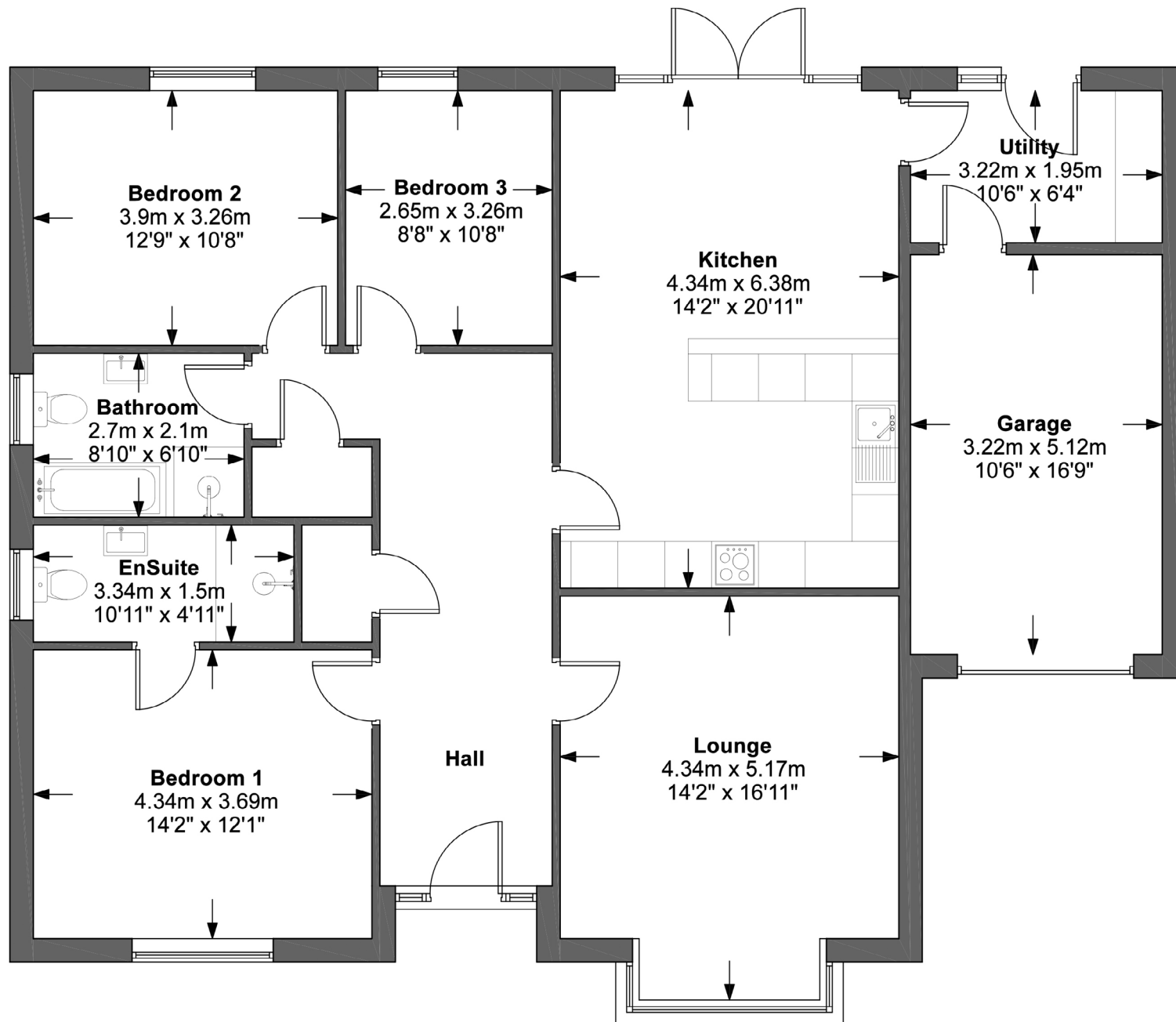


Elm  
First Floor Plan







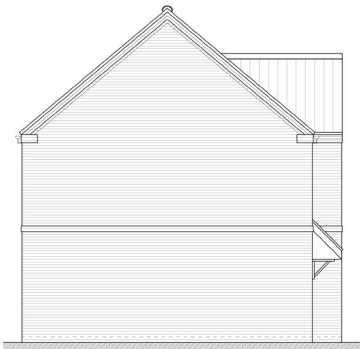


Beech  
Ground Floor Plan





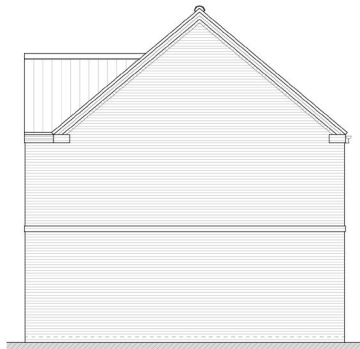
FRONT ELEVATION



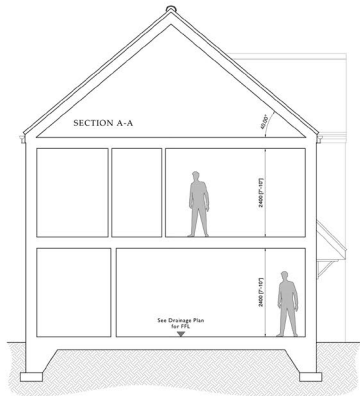
SIDE ELEVATION



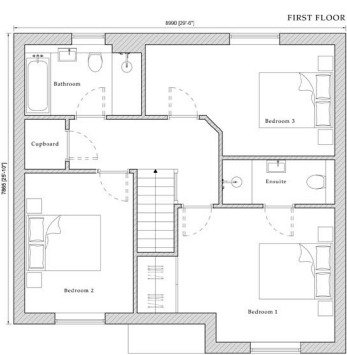
REAR ELEVATION



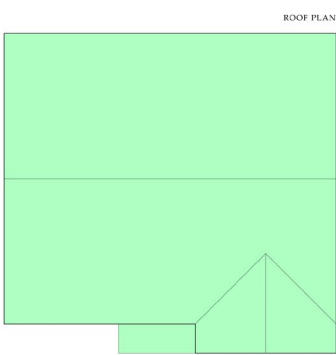
SIDE ELEVATION



GROUND FLOOR



FIRST FLOOR



ROOF PLAN

For materials see drawing 17722-102



AND DESIGN  
PLANNING

T: 07368 911052  
mail@andrewcloverplanninganddesign.co.uk  
www.andrewcloverplanninganddesign.co.uk

Project	Residential Development	
Location	Victoria Street, Wragby	
Drawing Title	Type 3B5 (right handed)	
Status	Planning	
Date	03.08.2022	
Scale	1:100 @ A2	
Drawing No.	17722-109	Rev
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# BIRCH



For materials see drawing 17722-102



ANDREW CLOVER  
PLANNING  
AND DESIGN

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[www.andrewcloverplanninganddesign.co.uk](http://www.andrewcloverplanninganddesign.co.uk)

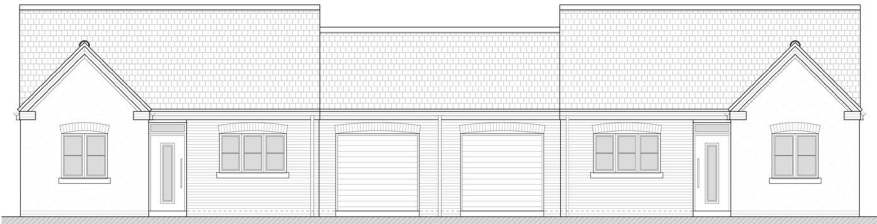
Project	Residential Development
Location	Victoria Street, Wragby
Drawing Title	Type 3882 (Left handed)
Status	Planning
Date	03.08.2022
Scale	1:100 @ A2
Drawing No.	17722-124
Rev	

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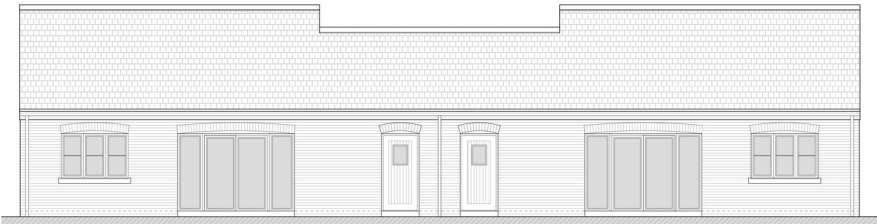
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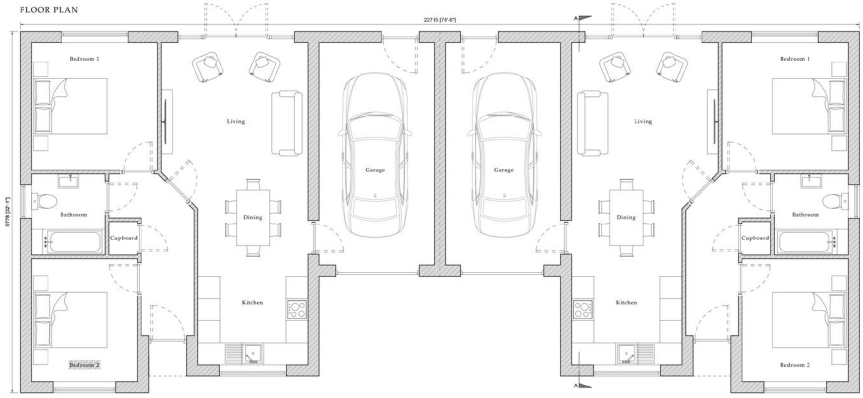




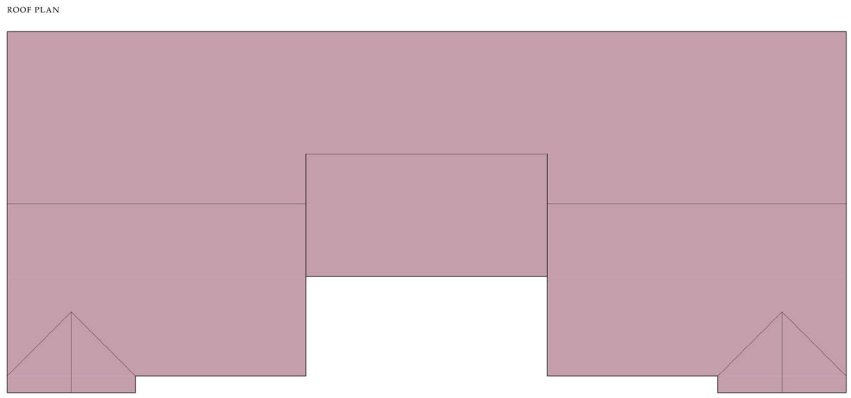
FRONT ELEVATION



REAR ELEVATION



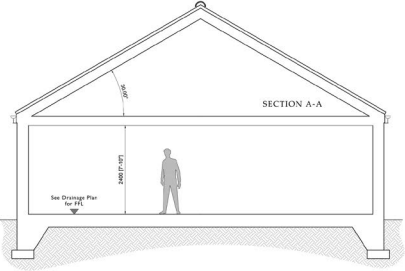
FLOOR PLAN



ROOF PLAN



SIDE ELEVATION



SECTION A-A



SIDE ELEVATION

For materials see drawing 17722-102



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Project	Residential Development	
Location	Victoria Street, Wragby	
Drawing Title	Type 288i	
Status	Planning	
Date	03.08.2022	
Scale	1:100 @ A2	
Drawing No.	17722-126	Rev
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For further information & to register interest  
please contact the selling agent



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[lincolncitycentre@brown-co.com](mailto:lincolncitycentre@brown-co.com)