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Guide price £500,000 Freehold



Notes
COM 2015
This drawing is for illustrative purposes and/or obtaining the relevant planning permission only.
It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

Rev	By	Notes	Date
rdc Robert Doughty Consultancy			
32 High Street, Dersingham, Co. Lincoln, Lincolnshire PE12 0BA Tel: 01524 425546 Fax: 01524 421598 Email: info@rdc-lincoln.co.uk Web: www.rdc-lincoln.co.uk			
Client: Mr. G. Franklin			
Project: Pear Tree Farm, Long Sutton			
Drawing title: Illustrative Garden View (South)			
Drawing No: 3185-2_PL_VS01	Rev: -	Drawn: WW	
Scale: NTS @ A3	Date: 08.02.18	Checked: CS	

New House, Pear Tree Farm St. James Road, Long Sutton, Lincolnshire, PE12 9BA

We invite you to come and complete what will be a truly unique zero-carbon/low-energy home. The site extends to 2.7 acres/1.1 Ha. and the design of this exceptional house is uncompromisingly modern. It was granted planning permission in a rural location only because of its outstanding, innovative, and dramatic architectural qualities.

Once completed, it will be the largest house built in the area during the last hundred years or more: comprising 1063 square meters/11,443 square feet of living accommodation and ancillary space. All external walls are to be clad in a light-coloured Lincolnshire limestone, and the roof in contrasting grey natural slate, two highly durable natural materials.

The site is located about 1.5 miles South-West of Long Sutton, and about $\frac{3}{4}$ of a mile from the A17, which provides access to larger towns in the area. The regional centre of Peterborough is about 25 miles further South-West. The small but busy Market Town of Long Sutton has a good range of amenities including Co-Op Store/Post Office, Tesco One-Stop, Boots, Health Centre, Library, Ironmongers, Electrical store, Dentists, Hairdressers and various eateries. The market is held every Friday in Market Square. The larger towns of Kings Lynn and Spalding are both approximately 15 miles away and have ongoing coach and rail links direct to London and the North. The North Norfolk coast is just a 45-minute drive. The smaller nearby town of Sutton Bridge also offers a small Marina, a challenging Golf Course along with the Sir Peter Scott Walk.

For further details and viewing arrangements in respect of the property, please contact our **LONG SUTTON** office of Geoffrey Collings & Co.

Note

The following information is taken from planning consent H11-0245-18. We recommend you view the planning documents on the Local Authority website – planning.sholland.gov.uk. See also H11-1083 and H11-0730-20. Perspective buyers might also want to consult the Architects involved in this project – Robert Doughty Consultancy, Tel: 01529 421646.

Entrance Foyer/Lobby

17'7" x 15'4" (5.38 x 4.68)

Double-height entrance with contemporary staircase to the first floor.

Ahead off the lobby**Kitchen / Dining Room**

55'9" x 16'6" (17.0 x 5.05)

Benefitting from a double-height ceiling to the dining area and bi-fold doors to the terrace

Living Room

21'10" x 21'4" (6.66 x 6.51)

Study

9'10" x 9'9" (3.02 x 2.99)

Sitting Room

23'3" (max) x 17'8" (min) (7.11 (max) x 5.41 (min))

Gymnasium

27'1" x 20'11" (8.27 x 6.39)

Plant Room

19'7" x 9'10" (5.97 x 3.02)

Indoor Swimming Pool

54'1" x 32'4" (16.5 x 9.88)

Benefitting from bi-fold doors to the terrace with separate changing, sauna, and steam rooms.

Changing Room

12'11" x 5'10" (3.95 x 1.78)

With low-level WC, hand-basin and shower.

Sauna

7'2" x 5'10" (2.20 x 1.78)

Steam Room

5'11" x 5'10" (1.82 x 1.78)

Left off the lobby**Cloakroom / Storage Room**

14'8" x 5'10" (4.49 x 1.78)

Pantry

7'8" x 5'3" (2.36 x 1.62)

Downstairs Cloakroom

6'7" x 5'3" (2.02 x 1.62)

Double Garage

27'7" x 19'9" (8.42 x 6.02)

Children's Store

19'9" x 9'4" (6.02 x 2.87)

Boat Store

31'0" x 12'11" (9.45 x 3.95)

Stairs off the lobby to**Gallery Landing**

17'7" x 14'9" (5.38 x 4.50)

Master Bedroom

19'7" x 17'0" (5.97 x 5.19)

En-Suite

13'10" x 7'4" (4.22 x 2.26)

Dressing Room

13'10" x 7'11" (4.22 x 2.42)

Bedroom 2

16'7" x 14'0" (5.07 x 4.28)

En-Suite

10'7" x 4'9" (3.23 x 1.45)

Bedroom 3

15'5" x 12'6" (min) (4.71 x 3.82 (min))

En-Suite

11'1" x 4'11" (3.39 x 1.51)

Bedroom 4

17'10" x 12'6" (min) (5.46 x 3.82 (min))

En-Suite

10'9" x 4'11" (3.30 x 1.51)

Bedroom 5

14'1" x 13'6" (4.31 x 4.12)

En-Suite

8'3" x 6'1" (2.52 x 1.86)

Utility Room

8'3" x 7'8" (2.52 x 2.34)

Games Room

20'5" x 17'4" (6.23 x 5.30)

With a spiral staircase from the downstairs games room. Also suitable for use as a home cinema or studio.

Architectural And Other Features

Cross Laminated Timbers (CLT), where exposed, will have a visual grade finish. Most of the Limestone cladding will have a smooth finish, with a textured finish to some sections of the secondary elevations and some specific areas of the interior. Low maintenance doors, window frames, gutters and downpipes in anthracite grey aluminium which has a long lifespan. The photovoltaic panels will be hidden from view. A ground source heat pump and thick standard insulation provide renewable heating. Triple glazing. Mains water and electricity. Independent drainage system.

Directions

The site is located about 1.5 miles South-West of Long Sutton, and about ¼ of a mile from the A17, which provides access to larger towns in the area. The regional centre of Peterborough is about 25 miles further South-West.

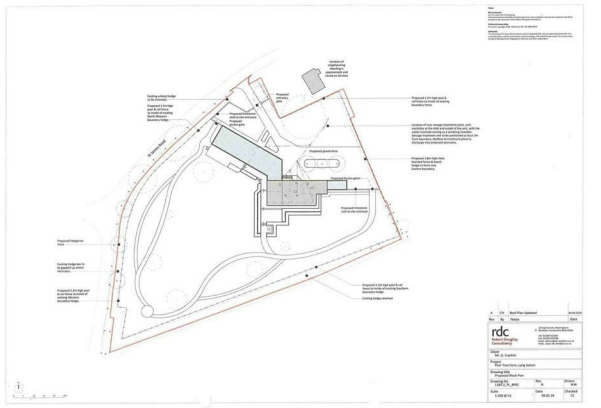
From our office in Long Sutton, head towards Market Place and continue to the junction with Station Road, (Health Centre opposite) and turn left. Continue to the A17 and take the second exit on the roundabout onto St James Road and the land can be found, on the left-hand bend at the Wanton's Cross Gate junction.

FURTHER INFORMATION and arrangements to view may be obtained from the LONG SUTTON OFFICE of GEOFFREY COLLINGS AND CO. Monday to Friday 9.00am to 5.30pm and Saturday 9.00am to 4.00pm.

Please visit www.geoffreycollings.co.uk for details of our services and all our properties.

IF YOU HAVE A LOCAL PROPERTY TO SELL THEN PLEASE CONTACT YOUR NEAREST OFFICE OF GEOFFREY COLLINGS & CO FOR A FREE MARKETING APPRAISAL.





REFERRAL FEE DISCLOSURE

In compliance with the Consumer Protection from Unfair Trading Regulations 2008, Geoffrey Collings & Co must disclose to clients (both sellers & buyers) the receipt of fees we receive, including referral fees, within the Estate Agency sector.

As well as a vendor's obligation to pay our commission or fees we may also receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their services to our clients. These referral fees also apply to buyers.

Geoffrey Collings & Co refer business to both internal departments and external companies, a full disclosure is set out below;

REFERRAL SERVICE PROVIDERS:

Conveyancing

We recommend sellers and/or potential buyers use the services of different solicitors. We receive referral commission per legal completion when a client instructs our recommended solicitors to handle the conveyancing process on their behalf. This is included within the solicitors quote prior to instruction and is not added to the solicitor's fees. There is added value in this service which we will tell you about on request. The same conveyancing cost (or more) would be charged should a client go directly to our recommended solicitors.

Should you decide to use the services of Hawkins Ryan Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of SJP Solicitors you should know that we would expect to receive a referral fee of £120 including VAT per legal completion for recommending them to you.

Should you decide to use the services of Ward Gethin Archer Solicitors (Heacham) you should know that we would expect to receive a referral fee of £100 including VAT per legal completion for recommending them to you.

Financial Services

We recommend sellers and/or potential buyers use the service of PAB Mortgages. We would expect to receive a referral fee of 20% of their commission from the lender, based on the amount of the mortgage offer.

Surveys

We recommend sellers and/or potential buyers use the services of a few local surveyors, including our own survey department. We have a referral scheme in place with Watsons Surveyors and would expect to receive a referral fee at 10% of their quoted survey charge.

Energy Performance Certificates

We recommend sellers use the services of our energy performance certificate provider who will invoice us directly for his service. Geoffrey Collings and Co will invoice our seller for the full amount with an additional administration fee of £33 including VAT.

You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee. The Referral Fee is separate from your obligation to pay our own fees or commission.