



Computer Generated Image

Building Plot - Walcot Road
Ufford | Stamford | Cambridgeshire | PE9 3BP



KEY FEATURES

- A Rare Building Plot Benefiting from an Approved Planning Permission
- Located in a Highly Sought-After Village Close to Stamford
- Planning Permission For a Single Residence and Annex Accommodation
- Reception Hallway, Living Room / Snug, Office, Gym and Downstairs WC
- Open Plan Kitchen / Diner / Family Room, Pantry and Utility Room
- 5 First Floor Double Bedrooms, 2 En Suites and a Family Bathroom
- An Interconnecting One Bedroom Ground Floor Annex Accommodation
- A Detached Outbuilding for Garden Store and a Studio or Office
- Large Gravel Forecourt with Ample Off-Road Parking
- Total Plot is Approximately 1 Acres (Subject to Measured Survey)
- Total Accommodation of Proposed Main House with Annex Extends to 4188 Sq.Ft.
- Application Number: 21/01622/FUL (Peterborough City Council)



PROPOSED FRONT AND SIDE ELEVATION

PROPOSED REAR AND SIDE ELEVATION



ELEVATION 1 (FRONT)



ELEVATION 3 (REAR)

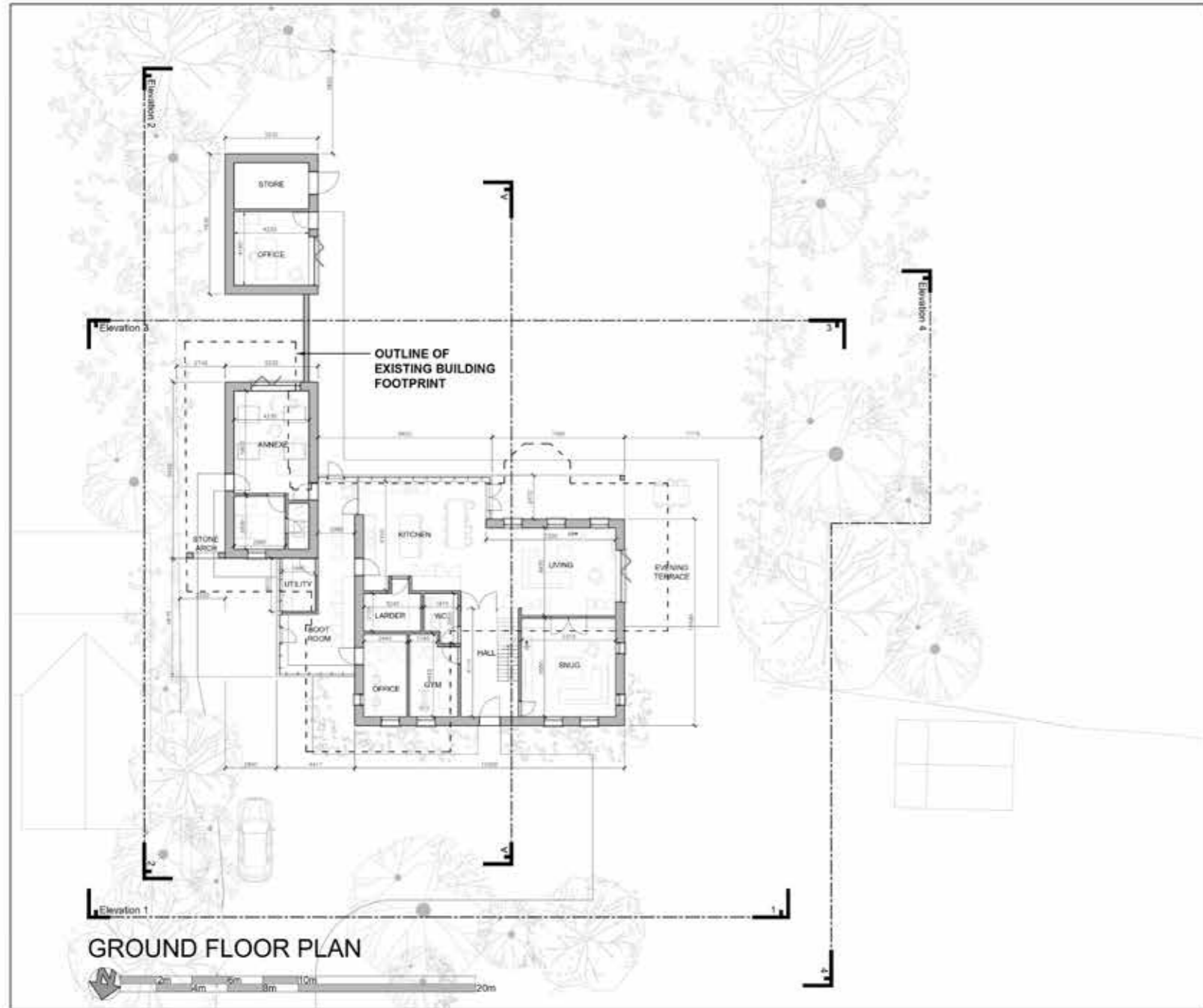


ELEVATION 2 (SIDE)



ELEVATION 4 (SIDE)

PROPOSED GROUND FLOOR



NOTES:

SITE PLAN 1:500@A1

REVISION	DATE	DESCRIPTION
A	07/10/21	PLANNING SUBMISSION
B	08/10/21	GARDEN OUTLINE AND AMENDED
C	13/10/21	SHED LOCATION CHANGED
D	07/02/22	SHED OMITTED

STATUS - P1-PLANNING

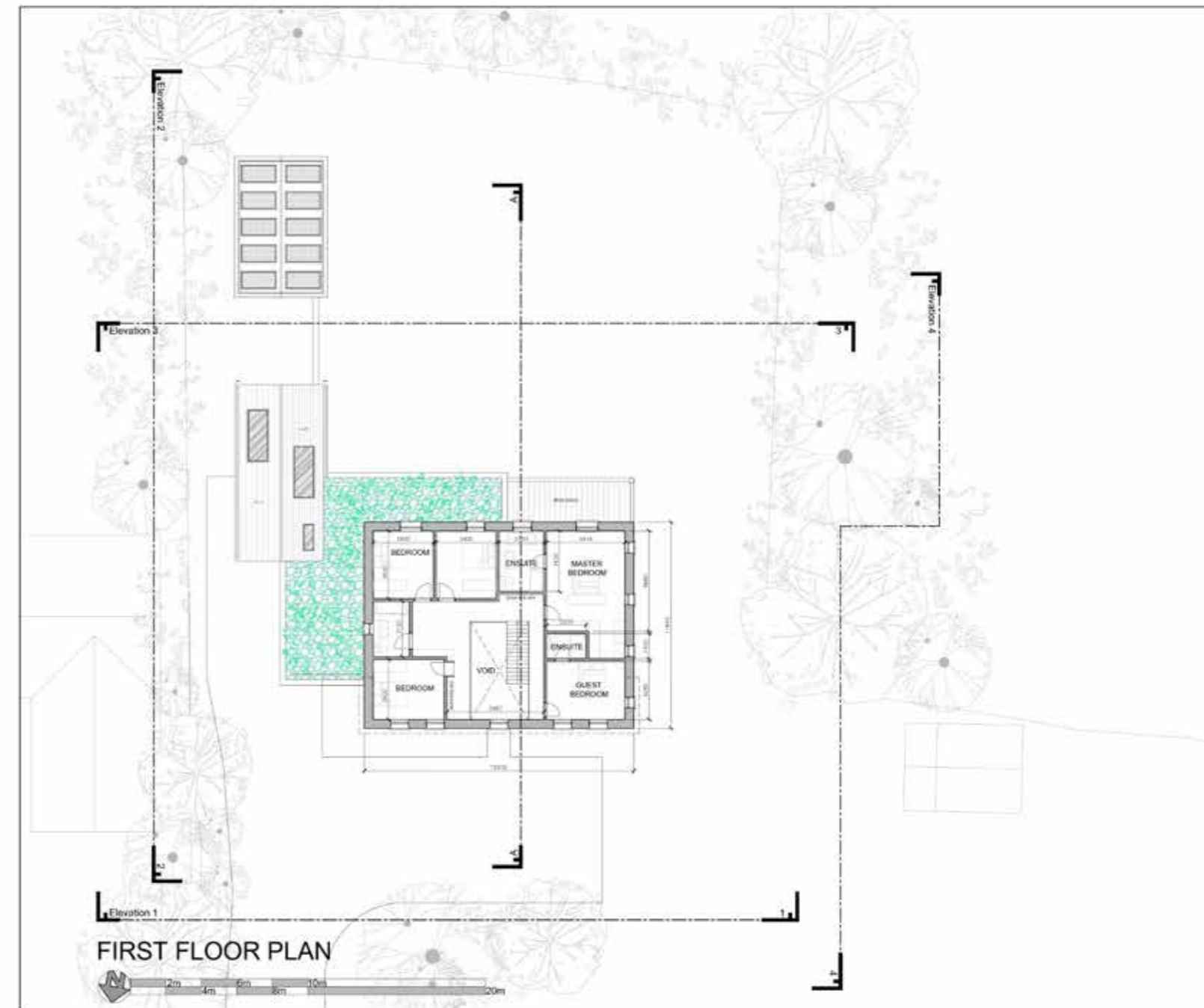
Waterland Associates Architects

UFFORD HOUSE
GROUND FLOOR AS PROPOSED
 1138 P / L / P / 00 / GA
 1:100 @ A1
 1:200 @ A2
 MAY 21
 CG JS

NOTE: DO NOT SCALE OFF THIS DRAWING. ALWAYS REFER TO THE PARTICULARS OF PLANNING APPLICATIONS. USE ONLY DIMENSIONS SHOWN IN BLUE ON THE PLAN.

114, HICKON DRIVE, 174 WEST STREET, DONCASTER, S18 1LW
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PROPOSED FIRST FLOOR



NOTES:

SITE PLAN 1:500@A1

REVISION	DATE	DESCRIPTION
A	07/10/21	PLANNING SUBMISSION
B	08/10/21	GARDEN OUTLINE AND AMENDED
C	13/10/21	SHED LOCATION AND 1ST FLOOR INTERNAL LAYOUT ALTERED
D	07/02/22	SHED OMITTED

STATUS - P1-PLANNING

Waterland Associates Architects

UFFORD HOUSE
FIRST FLOOR AS PROPOSED
 1138 P / L / P / 01 / GA
 1:100 @ A1
 1:200 @ A2
 MAY 21
 CG JS

NOTE: DO NOT SCALE OFF THIS DRAWING. ALWAYS REFER TO THE PARTICULARS OF PLANNING APPLICATIONS. USE ONLY DIMENSIONS SHOWN IN BLUE ON THE PLAN.

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PROPOSED SIDE BLOCK AND LANDSCAPE PLAN

SITE AND LOCATION PLAN



NOTES:

1. PROPOSED GARDEN OFFICE AND STORE.
2. PROPOSED ANNEX.
3. PROPOSED MAIN HOUSE.
4. DRIVEWAY AND CAR SPACES FOR 6 CARS (INDICATIVELY SHOWN AS 1800M RECTANGLES) INCLUDING PROVISION FOR 2 ELECTRIC CAR CHARGING POINTS.
5. NEW 3 BAR GATE SET BACK 8M FROM ROAD. EXISTING SPLAYS RETAINED AS TO NOT DISTURB EXISTING WALL.
6. NEW BOUNDARY WALL AND PEDESTRIAN GATE TO MATCH EXISTING.
7. EXISTING STONE WALL.
8. EXISTING SHED/OUT BUILDING.
9. EXISTING 5 BAR GATE.
10. BIN COLLECTION POINT.
11. BIN STORAGE ENCLOSURE.
12. LANDSCAPED GARDEN T/C.
13. Paddock AREA RETAINED.
14. GRAVEL DRIVEWAY.
15. TARMAC PULL-IN 8M LONG.

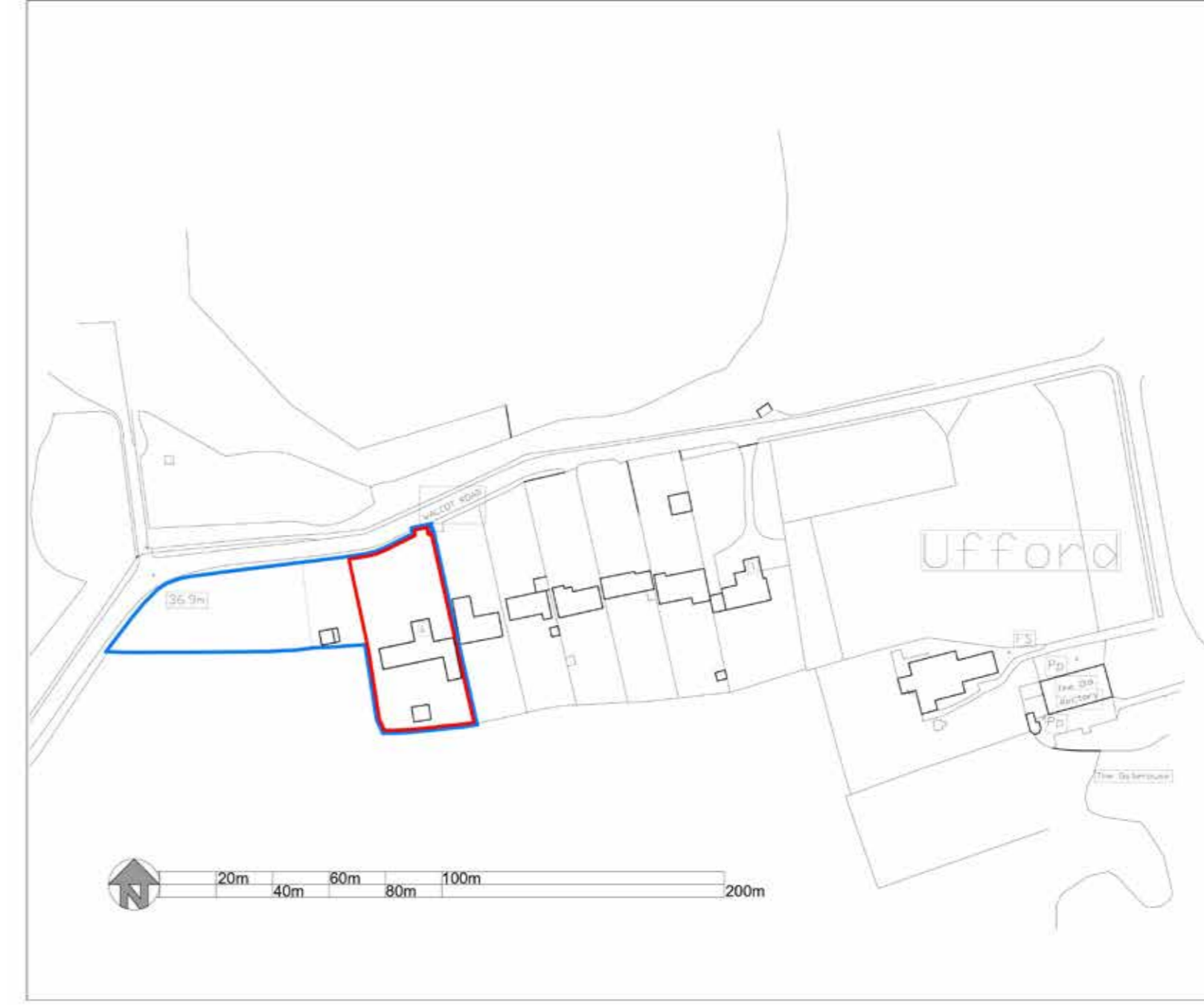
REVISION	DATE	DESCRIPTION
A	07/10/21	PLANNING SUBMISSION
B	08/12/21	GARDEN OUTBUILDINGS ADDED AND PARKING AMENDED
C	13/02/22	SITE LOCATION CHANGES
D	07/02/22	SITE AMEND

STATUS - P1-PLANNING

UFFORD HOUSE
PROPOSED SITE BLOCK PLAN

1128	X / L / P / 00	/ SITE
1:250	@ A1	SITE TO BE SET OUT OFF THE DRAWING, APART FROM THE PURPOSES OF PLANNING APPLICATION USE ONLY. DIMENSIONS SHOWN IN IN COURTAIN.
MAY 21	@ A3	

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NOTES:

- OWNERSHIP BOUNDARY
- DEVELOPMENT BOUNDARY

REVISION	DATE	DESCRIPTION
A	07/10/21	PLANNING SUBMISSION
B	08/12/21	SITE BOUNDARY ADJUSTED

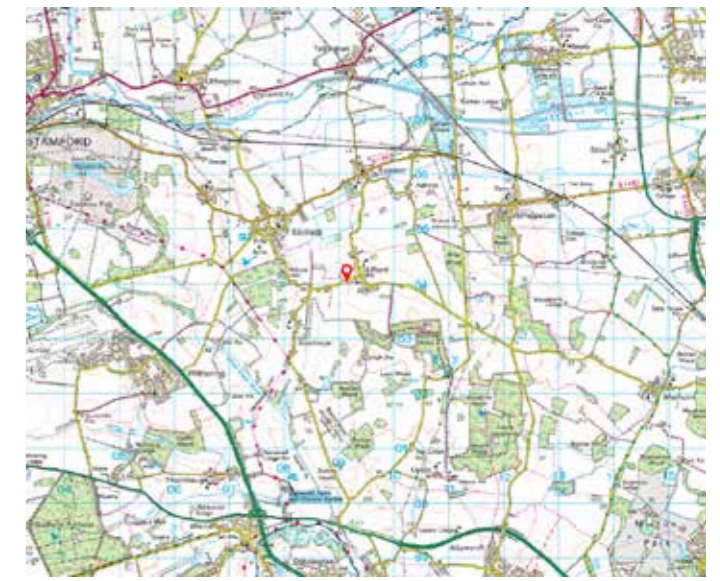
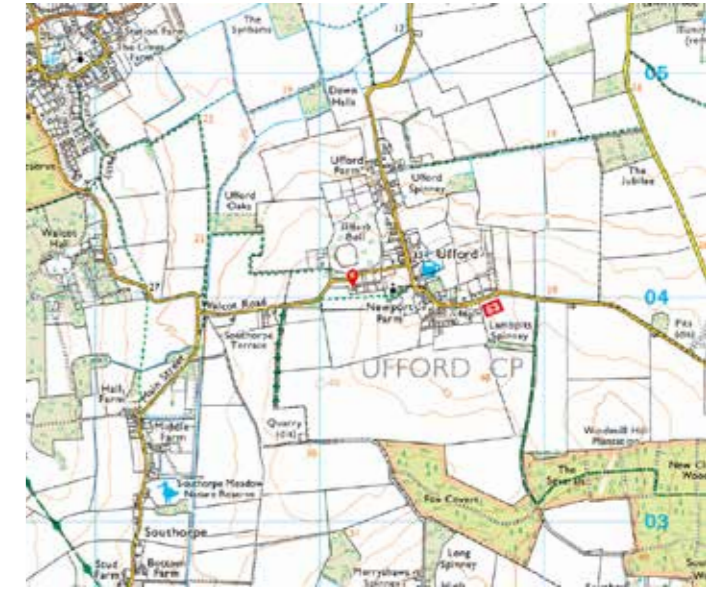
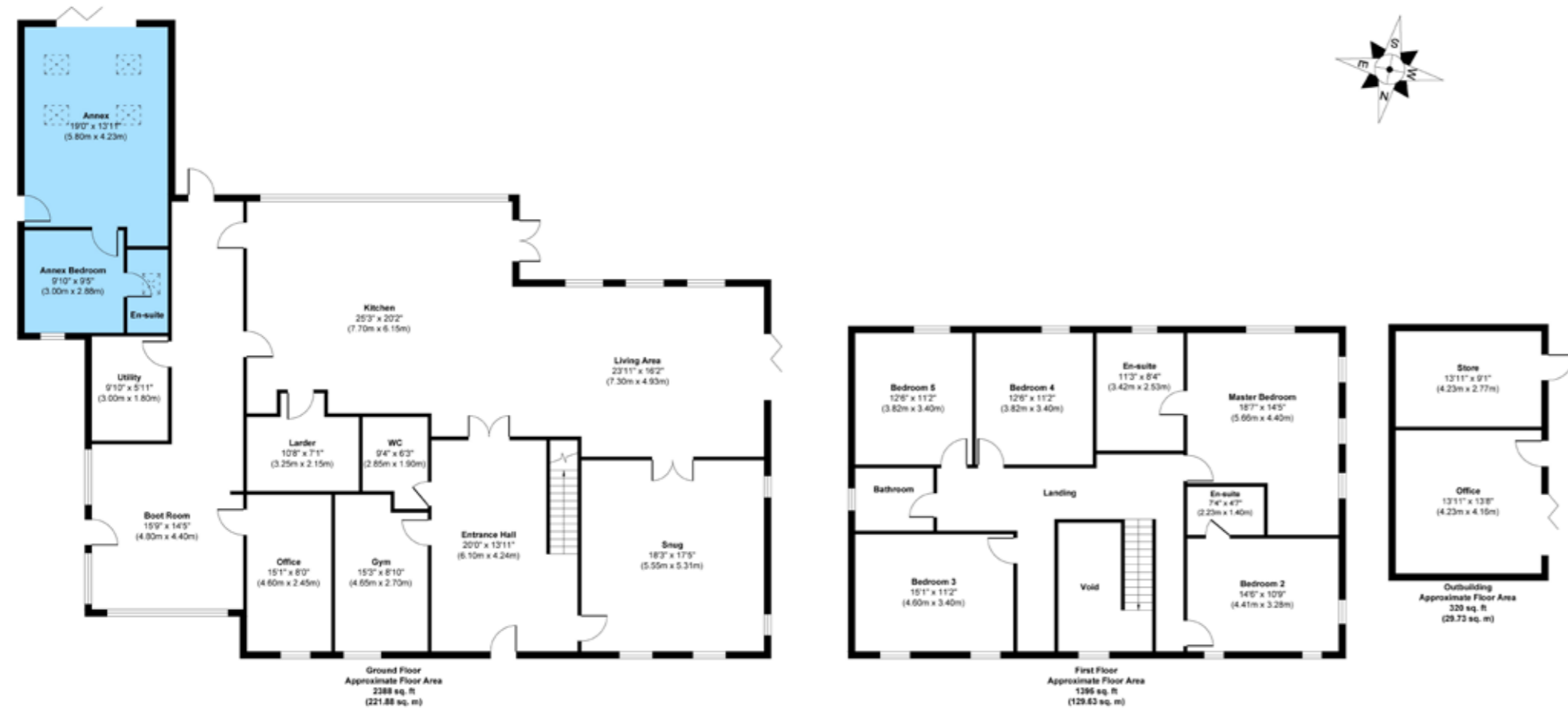
STATUS - P1-PLANNING

UFFORD HOUSE
SITE & LOCATION PLAN

1128	X / L / P / 00	/ LOC
1:1250	@ A3	NOT TO BE USED FOR THE PURPOSES OF PLANNING APPLICATION. LAW 187 - DIMENSIONS SHOWN IN BOUNDARY PLAN.
MAY 21	@ A3	

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FLOORPLAN



Approx. Gross Internal Floor Area
 Main House Excluding Annex = 3783 sq. ft / 351.51 sq. m
 Main House Including Annex = 4188 sq. ft / 389.13 sq. m
 Outbuilding = 320 sq. ft / 29.73 sq. m
Total Area = 4508 sq. ft / 418.86 sq. m
 Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

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LOCATION



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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

THE FINE & COUNTRY
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Visit fineandcountry.com/uk/foundation

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