



**Building Land (Five Plots), Field House Farm  
Sleaford Road, Brant Broughton, Lincoln, LN5  
0QY**

**Offers In Excess Of £500,000**

**Tel: 01636 611811**

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Building Land, Five Plots, Full Planning Permission Granted
- Exciting Farmyard Inspired Design
- Site Offered Dismantled and Cleared
- Up to 7 Acres Additional Land Available by Negotiation
- Delightful Rural Location with Views
- Site Area 0.54 Hectares (1.3 Acre) approximately
- 2, 3, 4 and 5 Bedroom Designs
- Additional Building Projects Available by Separate Arrangement
- Adopted Road Access
- Newark 8 Miles, Lincoln 12 Miles

Building land with full planning permission for the erection of five residential dwellings with an attractive farmyard and barn inspired design. The site extends to 1 acre or thereabouts. A further 7 acres is available by negotiation providing useful amenity area or paddocks for the proposed dwellings. The designs range from mid terraced two bedroomed with three and four bedroomed linked detached, and a five bedroom design, approximately.

The land is approached by an adopted highway from the A17 and the site located in attractive rural countryside 8 miles east of Newark.

Planning permission is granted under North Kesteven District Council reference 22/1520/FUL for the erection of five dwellings and garages. The conditional consent is dated 29th September 2023 and the development must begin no later than the expiration of the three years.

The scheme design is to a high standard inspired as a traditional farmyard barn and courtyard environment. Units 1, 2 and 3 form a U-shaped terrace with enclosed courtyard. There are views to the north over open countryside. Units 4 and 5 are detached properties linked by double car ports. There is an established belt of woodland to the west of the development.

The site is conveniently situated for commuting to Newark 8 miles, Lincoln 12 miles, Sleaford 12 miles. There are access points to the A1 within 6 miles. Newark on Trent is on the main East Coast railway line with fast trains capable of journey times from Newark Northgate to London Kings Cross in just over 75 minutes.

The vendors undertake to dismantle the existing farm buildings and clear the site, including concrete under the corn stores/dryers, in accordance with the Demolition Code of Practice BS6187 and Asbestos Control Regulations 2012. The work is scheduled for June 2024.

## SCHEDULE OF ACCOMMODATION

### UNIT 1

Three bedroom end terrace, gross internal area 156 sq.m (1679 sq.ft)

### UNIT 2

Two bedroom mid terrace, gross internal area 96 sq.m (1033 sq.ft)

### UNIT 3

Three bedroom end terrace, gross internal area 146 sq.m (1571 sq.ft)

### UNIT 4

Five bedroom link detached, gross internal area 250 sq.m (2691 sq.ft)

### UNIT 5

Four bedroom link detached, gross internal area 194 sq.m (2088 sq.ft)

## TOWN & COUNTRY PLANNING

Planning permission is granted under North Kesteven District Council reference 22/1520/FUL for the erection of five dwellings and garages.

The development must be begun no later than the expiration of three years from the date of the planning consent which was 29th September 2023.

Copies of the documents and plans are available to view at North Kesteven District Council planning portal or from the offices of Richard Watkinson and Partners.

The documents include

- \* Phase One Land Contamination Risk Consent
- \* Energy Efficiency Design Statement

## HIGHWAYS

The access road from the A17 to the site is within country highways ownership and adopted.

## PLAN

A plan is attached for identification purposes.

## OPTION FOR ADDITIONAL LAND

Additional land, up to 7 acres, adjoining the south west of the site is available.

## INFRASTRUCTURE LEVY

The Council has determined that the development is not liable for the CIL payment.

## SERVICES

Mains water and electricity are understood to be available. Purchasers should make their own enquiries and investigations into the technical requirements. Drainage will be by means of a treatment plant to be constructed as part of the development. Outfall to an existing watercourse.

## TENURE

The land is freehold.

## RESTRICTED COVENANT

The site is sold subject to development of a maximum of five dwellings. Any change in

design of the permitted plans must be approved by the vendors. Approval of amendments will not be unreasonably upheld. This is to protect the future development of conversion of traditional barns located to the south of the site.

**POSSESSION**

Vacant possession will be given on completion.

**VIEWING**

Strictly by appointment with the selling agents.





Drain

The  
Coach  
House

Field House

LEUNG WING LANE

14.9m

A17

15.1m

- NOTE
1. Refer to figured dimensions, do not scale
  2. The contractor must report any discrepancies to the Architect
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  5. Please ensure that there have been no additional revisions to the drawings before starting work
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Revisions



Approximate location of proposed package treatment plant. To discharge into adjacent drainage dyke. Route of drainage runs are indicative only.  
Surface water to use connection currently used by grain stores, which discharges into the adjacent drainage dyke

Trees to remain untrouched

Red dashed line denotes footprint of existing grain stores

Proposed timber post and rail fence beneath trees

New native boundary hedge

Existing parking layout in proposed context of new buildings

Plans to be submitted to the planning authority (submitted and approved for outline planning permission approved in 2022, ref: 22/0148/01/022)

Agricultural Access and Turning area

**Key**

- Existing Building (2 Storey / 3 Storey)
- Proposed Building (2 Storey / 3 Storey)

**GUY TAYLOR**  
Architects  
100 High Street  
Bristol, BS1 1JF  
www.guytaylor.co.uk

Client  
Mr W Sargeant

Project Title  
Proposed New Developments at Field House Farm  
Buckingham, LINDSEY

Drawing Title  
Proposed Site Layout

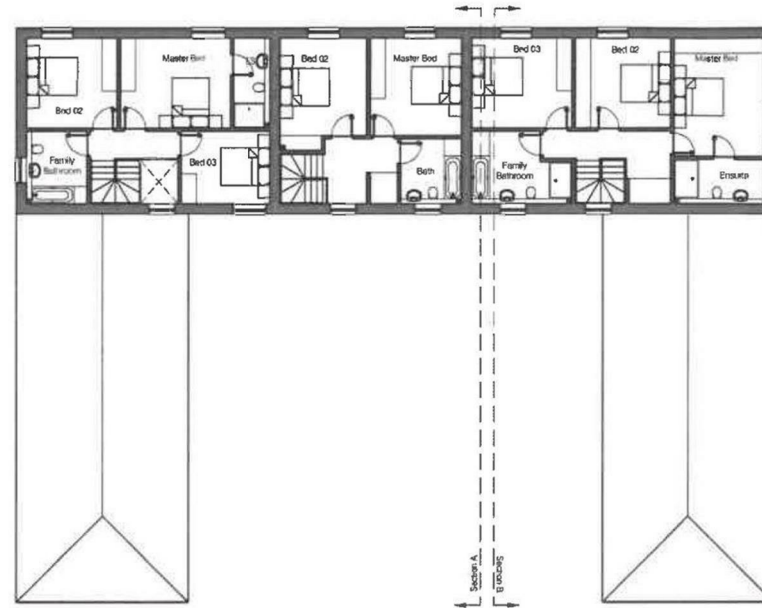
Scale	1:200 @ A1	Job No	812.1.148.5
Date	October 2022	Draw No	001/01
Drawn	CM	Rev	B

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Proposed Site Layout | 1:200  
Field House Farm



Ground Floor



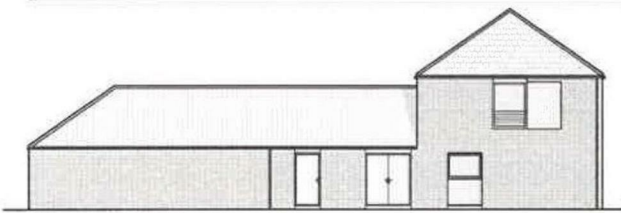
First Floor



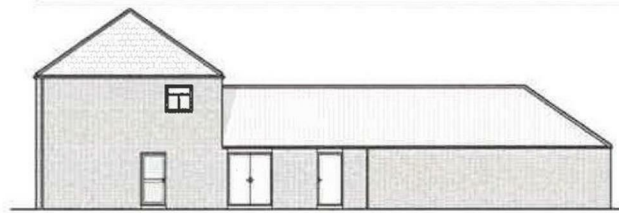
South Elevation



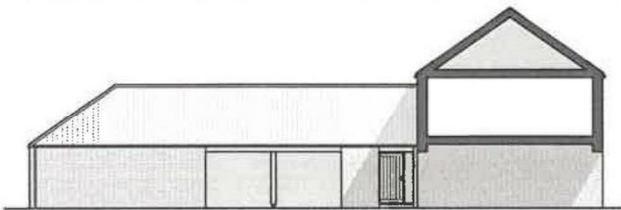
North Elevation



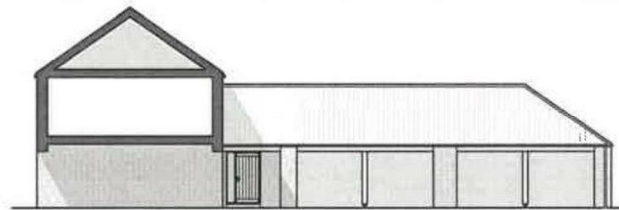
East Elevation



West Elevation



Section A



Section B

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Revisions


 Guy Taylor  
 Architects  
 1, 27 Dill Quay  
 Derby Road  
 1, 12/13A Kingsway  
 Gloucestershire Road  
 01453 559 1142  
[www.guytaylor.co.uk](http://www.guytaylor.co.uk)

Client  
Mr W Gargant

Project Title  
New Dwellings at Field House Farm  
Barnet Droughdon LNS DCU

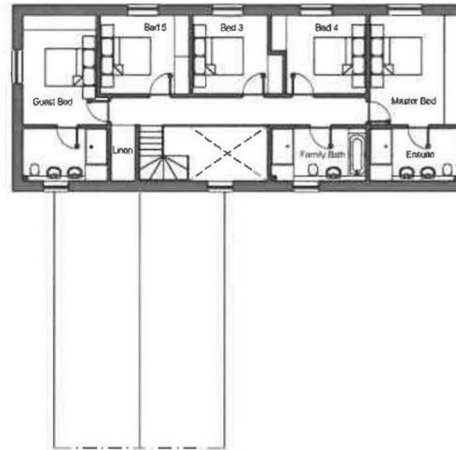
Drawing Title  
Unit 01, 02 & 03

Scale	1:100 all A1	Job No	012.1140.5
Date	July 2021	Draw No	U1(00)101
Drawn	CM	Rev	B

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Ground Floor



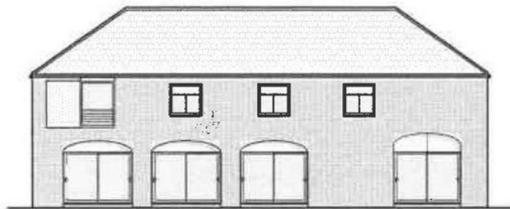
First Floor



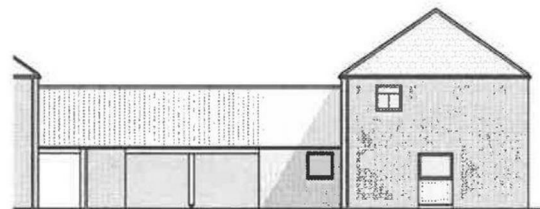
South Elevation



West Elevation



North Elevation



East Elevation

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Revisions


 Project Title  
 1 0125 000 00  
 Client Name  
 1 0125 000 00  
 Project No  
 1 0125 000 00  
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Client  
Mr W Sargeant

Project Title  
New Dwellings at Field House Farm  
Brent, Broughton L16 0GY

Drawing Title  
Unit 04

Scale	1:100 at A1	Job No	612,1146.3
Date	July 2021	Draw No	UA/DW/101
Drawn	CM	Rev	B

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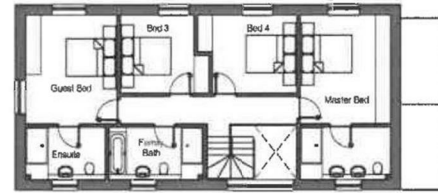


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Partitions



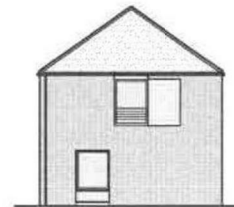
Ground Floor



First Floor



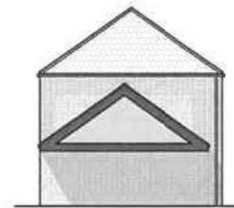
East Elevation



South Elevation



West Elevation



North Elevation



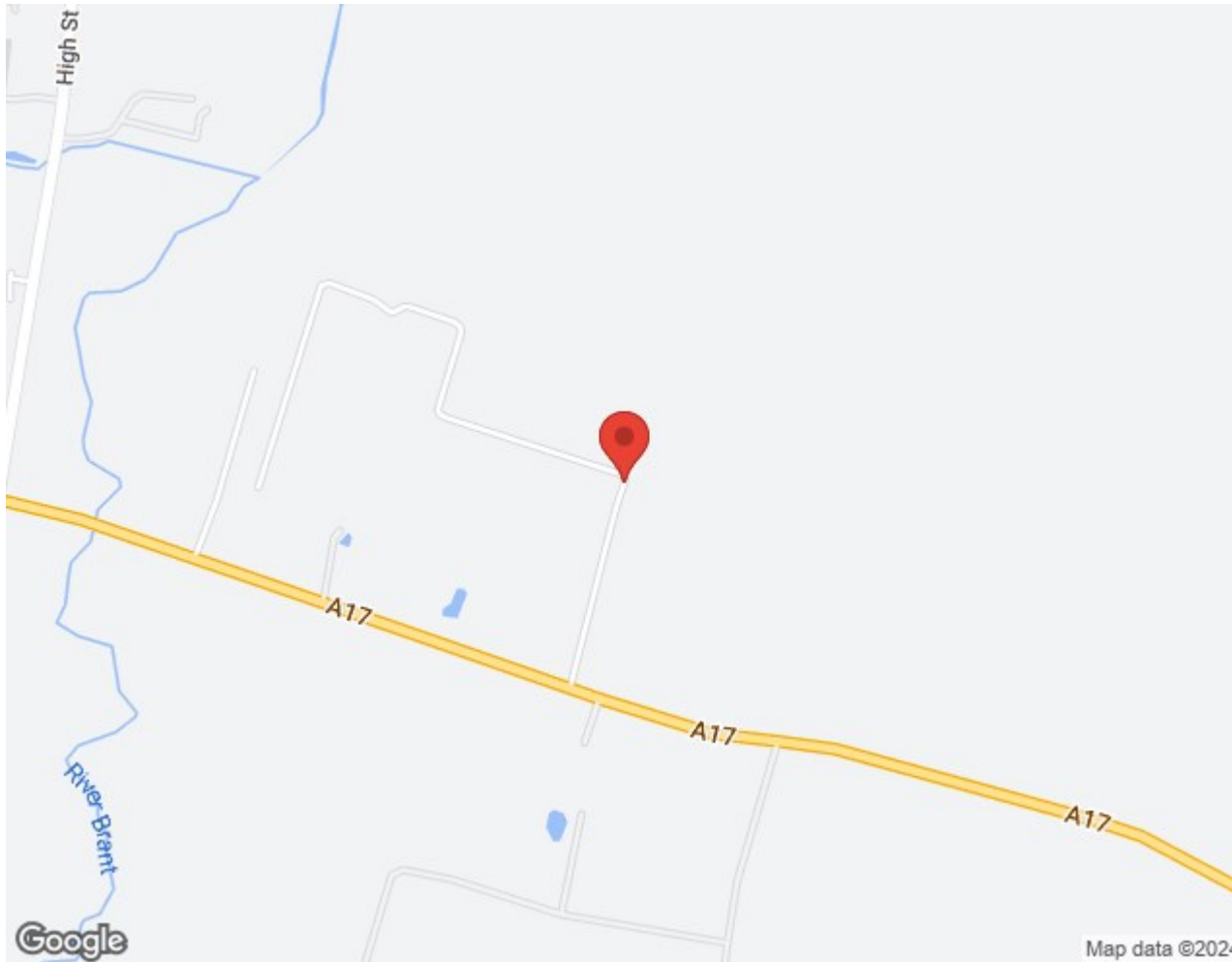
Client  
Mr W Gargant

Project Title  
New Dwellings at Field House Farm  
Brent Droughdon LMS GUY

Drawing Title  
Unit 05

Scale	1:100 of A1	Job No	812.1146.5
Date	July 2021	Dep No	US(05)101
Drawn	CM	Rev	B

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Registered in England. Ltd Registration number: 07140024

35 Kirkgate,  
Newark NG24 1AD  
Tel: 01636 611811  
Email: [newark@richardwatkinson.co.uk](mailto:newark@richardwatkinson.co.uk)



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