

EST 1770



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Promap  
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



## Land and Buildings with Full Planning Consent for demolition, and erection of 2 No. Five Bedroom Houses and 1 No. Three Bedroom House Northgate, Pinchbeck, Spalding, Lincs, PE11 3TA

**FOR SALE : Offers in Excess of £300,000**

'New Build' development for 3 Executive Homes  
Pleasant semi-rural setting with open field views  
Land area approximately 4,349m<sup>2</sup>

Additional 'paddock' land adjacent available by separate negotiation

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



### LOCATION

The land and buildings are located at Wisteria Farm, Northgate, approximately 1 mile from Pinchbeck village centre heading towards West Pinchbeck. Pinchbeck offers a good variety of local shops and amenities including Butchers, 'Spar' shops, Pharmacy, Doctors surgery, Take-aways and Hairdressers, as well as a Primary School, and also lies only 2 miles from Spalding, which then provides further Shopping and leisure facilities, as well as good access to Peterborough, where onward fast train journeys are available to London Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the North.

### DESCRIPTION

The site extends to approximately 4,349m<sup>2</sup> and includes the entrance roadway and is shown edged red on the attached Promap plan included in these Particulars (for identification purposes only). Wisteria House, which lies adjacent to part of the site, is in separate ownership.

### NOTES:

- The purchaser will be responsible for the costs of removing all existing buildings.
- The purchaser will be required to fence the West and North boundaries with Lincolnshire Post and 3 Rail fencing within 3 months of purchase. All hedging must be set 1.5m inside the fenced boundaries, and Trees planted no closer than 5m inside the fenced boundaries.
- A Right of access to the Pumping Station is reserved over the access roadway at all times.
- The vendor will cease to use the existing access upon completion of a sale.
- There are additional parcels of land to the east and west which could be available for sale by separate negotiation – outlined green and blue. A development overage will apply to these areas.

Full Planning Consent was granted by South Holland District Council - Reference No: H14-0810-23 on 6<sup>th</sup> December 2023, for the buildings to be demolished and the land being developed for 3 detached Executive homes. A copy of the formal Planning Consent is available from the Council's website - [www.sholland.gov.uk](http://www.sholland.gov.uk) – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties.

NB : There are a number of pre-commencement conditions attached to the planning applications and the purchaser will be responsible for compliance with these and all costs associated with all planning conditions.

## GENERAL INFORMATION

**SERVICES** Mains electricity and water are presently connected to the site, however, proposed purchasers must check the availability of services they require by making their own enquiries with the relevant Utility providers. Mains drainage is available in Northgate via a Vacuum pumped mains drainage system, the Pumping Station for which is located adjacent to the entrance of the site.

**LOCAL AUTHORITIES** Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161  
County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL  
CALL: 01522 552222  
Electricity: National Grid - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH CALL: 0121 623 9007  
Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155



**BUILDINGS TO BE DEMOLISHED**

**CONTRACT** Origin Design Studio has been engaged to produce this document for the proposed development at the site shown. Origin Design Studio retains ownership. We do not warrant that the information is correct and complete without consultation and our approval.

**GENERAL NOTES**  
This drawing is to be read in conjunction with all other drawings. Do not scale from this or any other drawing. All dimensions are to be checked on site prior to construction or installation. All dimensions should be subject to the attention of the client/contractor for any variations. All dimensions should be subject to the attention of the client/contractor for any variations.

Ref	Description
1	Proposed new footings
2	Proposed new walls
3	Proposed new floors
4	1.2m Glass Slanted Timber Fencing
5	1.2m Glass Slanted Timber Fencing
6	1.2m Glass Slanted Timber Fencing
7	1.2m Glass Slanted Timber Fencing
8	Existing Trees
9	Footprint of the Demolished Building
10	Proposed new trees

Ref	Description
1	Proposed new footings
2	Proposed new walls
3	Proposed new floors

**Client:**  
JWE Banks Ltd

**Project File:**  
Residential Development at  
Wissie Farm

**Site Data:**  
Wissie Farm, Nottingham,  
Nottingham  
NPL1 3TA

**This Proposed Site Plan**

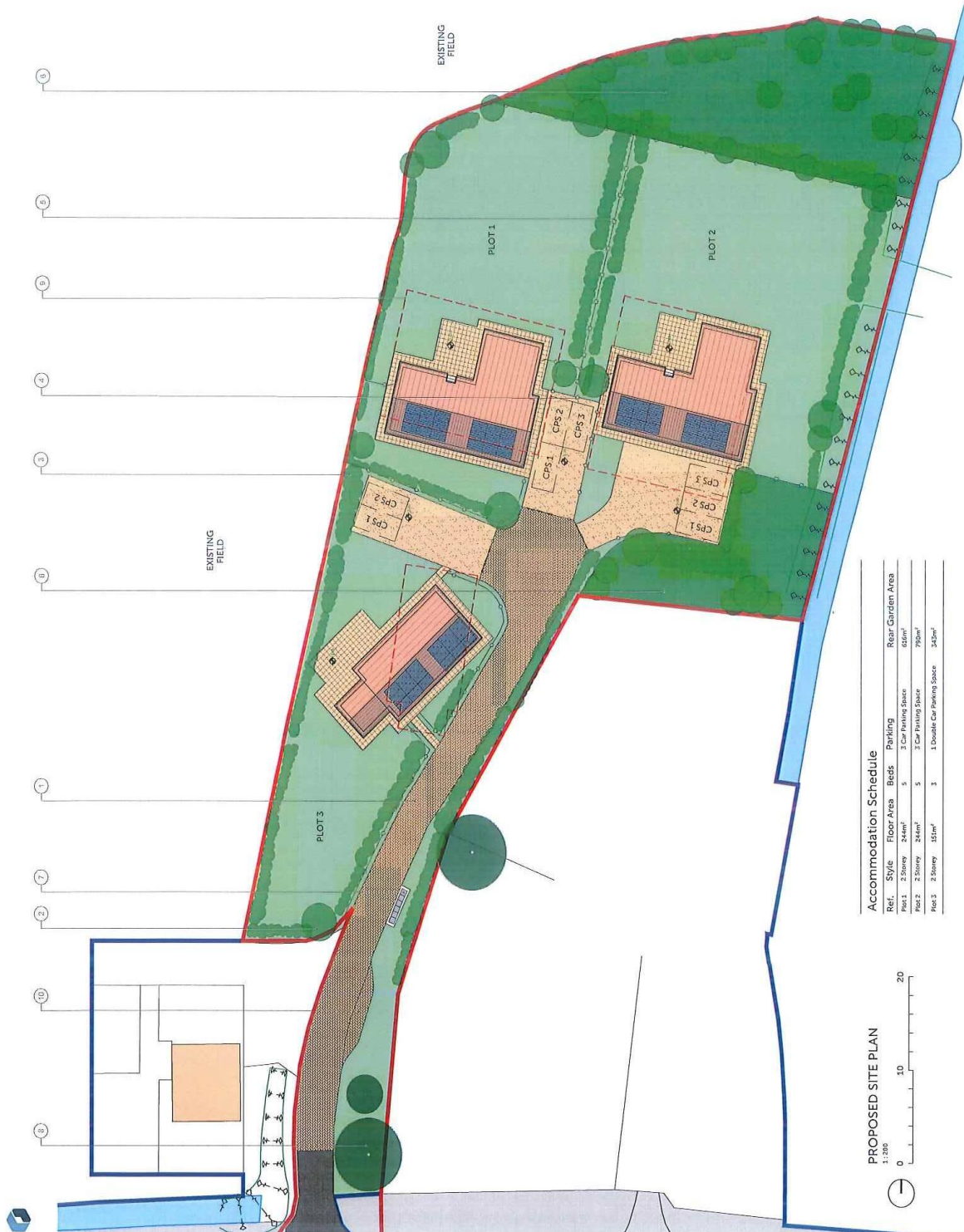
**Drawn Number:**  
J1987-PL-02

**Drawn Date:**  
AL



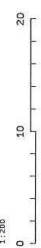
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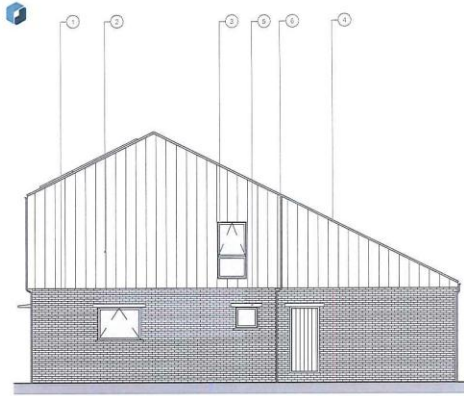


Ref.	Storey	Floor Area	Beds	Parking	Rear Garden Area
PLOT 1	2 Storey	345m <sup>2</sup>	5	3 Car Parking Space	450m <sup>2</sup>
PLOT 2	2 Storey	345m <sup>2</sup>	5	3 Car Parking Space	750m <sup>2</sup>
PLOT 3	2 Storey	355m <sup>2</sup>	5	1 Doublet Car Parking Space	545m <sup>2</sup>

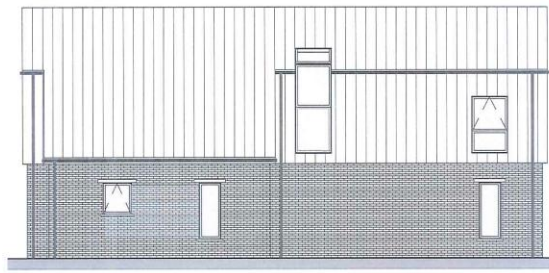
**PROPOSED SITE PLAN**  
1:200



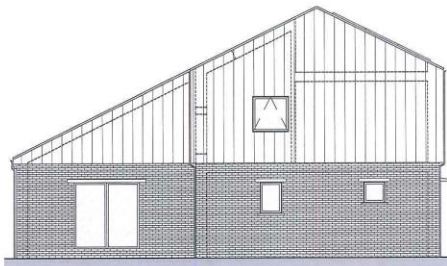
**PROPOSED SITE PLAN**



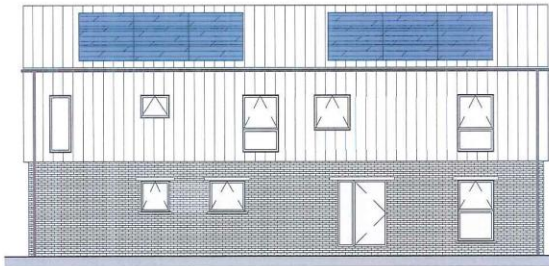
PROPOSED EAST ELEVATION  
1:50



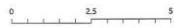
PROPOSED NORTH ELEVATION  
1:50



PROPOSED WEST ELEVATION  
1:50



PROPOSED SOUTH ELEVATION  
1:50



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Key	Description
1	Black Brick Finish
2	Marlwood Green Sandstone/Smooth Cladding
3	Marlwood Green Sandstone/Smooth Cladding
4	Marlwood Green Sandstone/Smooth Cladding
5	Black Liner
6	Marlwood Green

Rev.	Description	Date

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site: **Wisteria Farm, Northgate, Northgate, Nottingham, PE2 3TA**

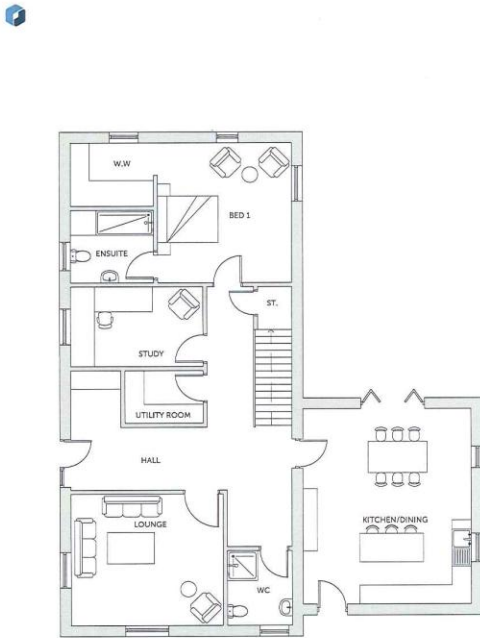
The PLOT 1 AND 2 ELEVATIONS

Drawing Number: **J1987-PL-11**

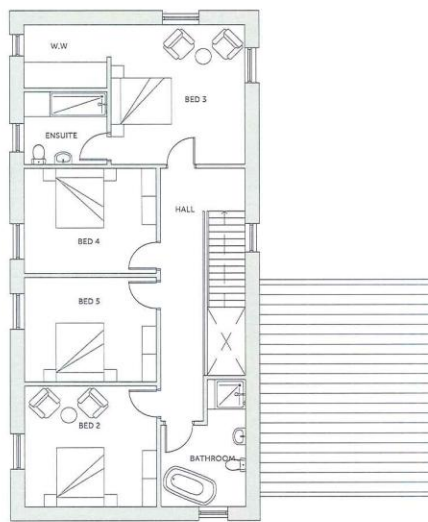
Project Size: **A2**



Origin Design Studio Ltd  
Brimsall House,  
Deecliffe Enterprise Park, Nottingham  
Lincoln LN2 3LL



PROPOSED GROUND FLOOR  
1:50



PROPOSED FIRST FLOOR  
1:50



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Rev.	Description	Date

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site: **Wisteria Farm, Northgate, Northgate, Nottingham, PE2 3TA**

The PLOT 1 AND 2 - PROPOSED PLANS

Drawing Number: **J1987-PL-10**

Project Size: **A2**



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Deecliffe Enterprise Park, Nottingham  
Lincoln LN2 3LL



**PLOTS 1 AND 2 PROPOSED ELEVATIONS AND PLAN**



**PLOT 3 PROPOSED ELEVATION AND PLAN**



TENURE Freehold

### PARTICULARS CONTENT

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Viewings are by appointment with a copy of particulars to hand. We make every effort to produce accurate and reliable details but if there are any points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11396 /May 2024

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