



Waterford Lane, Cherry  
Willingham



**OIRO £280,000**

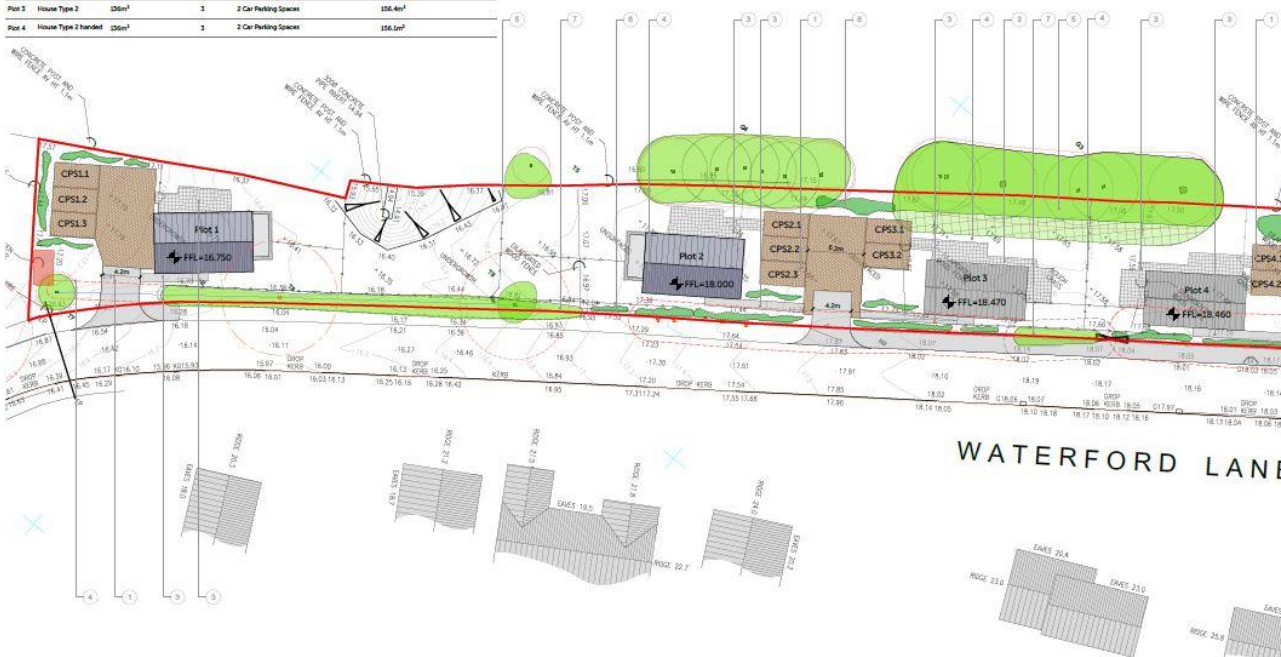
- Residential INVESTMENT Opportunity
- Detailed Planning Permission
- Allocated Parking Space
- Popular Residential Village
- Four Three Bed Detached Houses
- EPC Grade N/A





#### Accommodation Schedule

Ref.	Style	Floor Area	Beds	Parking	Rear Garden Area
Plot 1	House Type 1	35m <sup>2</sup>	4	3 Car Parking Spaces	105.4m <sup>2</sup>
Plot 2	House Type 2 handed	35m <sup>2</sup>	4	3 Car Parking Spaces	176.7m <sup>2</sup>
Plot 3	House Type 2	35m <sup>2</sup>	3	2 Car Parking Spaces	156.4m <sup>2</sup>
Plot 4	House Type 2 handed	35m <sup>2</sup>	3	2 Car Parking Spaces	156.5m <sup>2</sup>



**COPYRIGHT**  
Origin Design Studio has prepared and issued this document to the named client and associated professionals related to this project. Origin Design Studio makes no warranty, we do not give permission for reproduction or alteration. Changes to specifications are the responsibility of the client. All changes should be brought to the attention of the client. Please report any errors immediately.

Ref.	Description
1	Permitted surface for site drainage system as detailed on PCC drawing 0011
2	500mm Stone Drains
3	No slip paving to protect road protection area of existing streets
4	Customer parking spaces
5	Existing grass to be enhanced with new grass to be sown in the same area
6	Close boarded timber fencing with vertical slats to be sown in the same area
7	New hedging (approx. 1000mm height) to be a mixture of native species, and planted to allow immediate establishment of hedgerow. Species to include but not limited to: Hawthorn, Blackthorn, Dog rose and Blackberry. Hedging should be planted in a line no more than 300mm spacing between trees and/or plants, planted per metre linear spacing.
8	Existing hedgerow with road protection area indicated in black dashed line (not detailed here) to be retained and to be the same trees used as hedgerow and to be the same trees used as hedgerow.

Ref.	Description	Quantity	Unit
1	Grass	1000	m <sup>2</sup>
2	Grass	1000	m <sup>2</sup>
3	Grass	1000	m <sup>2</sup>
4	Grass	1000	m <sup>2</sup>
5	Grass	1000	m <sup>2</sup>
6	Grass	1000	m <sup>2</sup>
7	Grass	1000	m <sup>2</sup>
8	Grass	1000	m <sup>2</sup>

Client: PCC Consultants Ltd.  
Project Title: Residential Development for 9 Dwellings  
Site Address: Land off Waterford Lane, Cherry Willingham, Lincs LN4 4AN

The Proposed Site Plan  
1 of 2  
J1398-PL-05a  
Revision: A06  
Drawn: GJT  
Check: JMD  
Date: FEB 2020  
Scale: 1:200  
Plot: A06

origin  
design studio



**RESIDENTIAL DEVELOPMENT OPPORTUNITY** Detailed planning permission with building regulation approval currently being sought for the erection of FOUR DETACHED DWELLINGS situated in the desirable village of Cherry Willingham. The site offers great potential for stage building for Four Detached Three Bedroom Houses with parking. The property is located within an established and popular residential area, convenient for a full range of amenities and access to the Eastern Bypass.

For further information please contact Newton Fallowell - a viewing is recommended to appreciate this development opportunity.

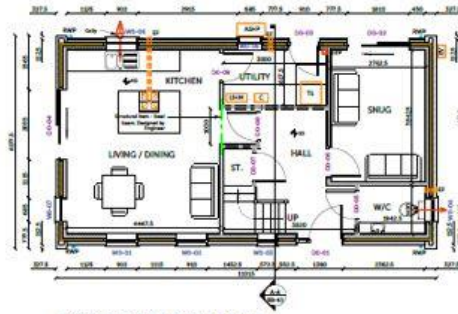
**Plot 4**  
Proposed Detached Three Bedroom House with two parking spaces.

**Plot 5**  
Proposed Detached Three Bedroom House with two parking spaces.

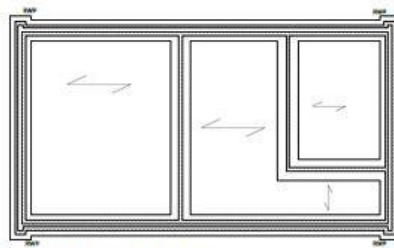
**Plot 6**  
Proposed Detached Three Bedroom House with two parking spaces.

**Plot 7**  
Proposed Detached Three Bedroom House with two parking spaces.





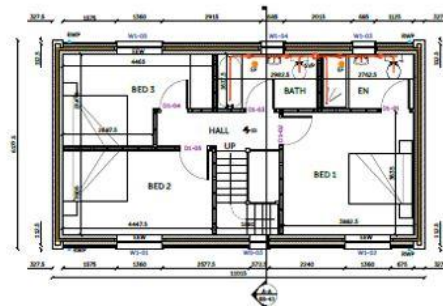
PROPOSED GROUND FLOOR PLAN  
PLOT 4  
1:50



PROPOSED FOUNDATION PLAN  
PLOT 4  
1:50



PROPOSED ROOF PLAN  
PLOT 4  
1:50

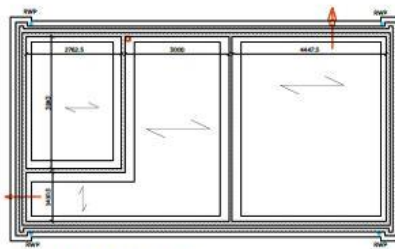


PROPOSED FIRST FLOOR PLAN  
PLOT 4  
1:50

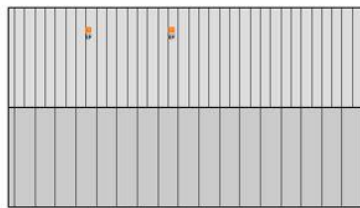
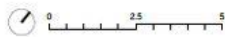




PROPOSED GROUND FLOOR PLAN  
PLOT 5  
1:50



PROPOSED FOUNDATION PLAN  
PLOT 5  
1:50

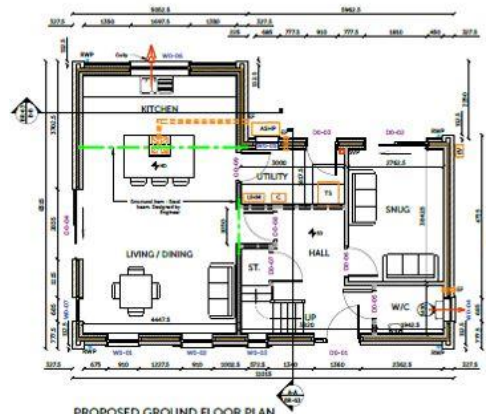


PROPOSED ROOF PLAN  
PLOT 5  
1:50

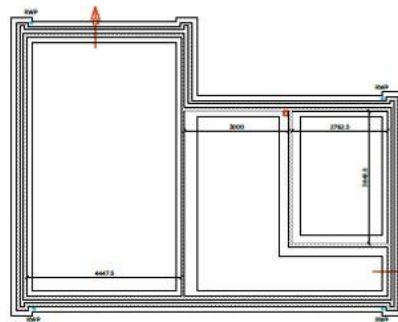


PROPOSED FIRST FLOOR PLAN  
PLOT 5  
1:50

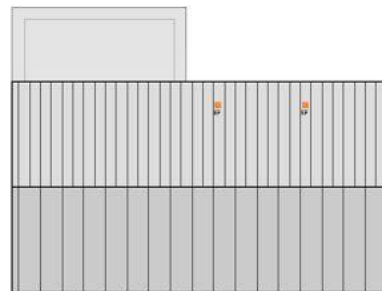




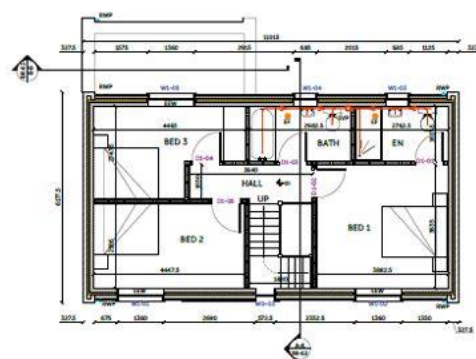
PROPOSED GROUND FLOOR PLAN  
PLOT 6  
1:50



PROPOSED FOUNDATION PLAN  
PLOT 6  
1:50

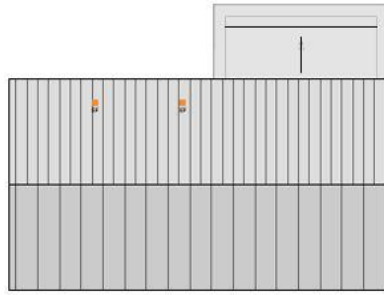


PROPOSED ROOF PLAN  
PLOT 6  
1:50

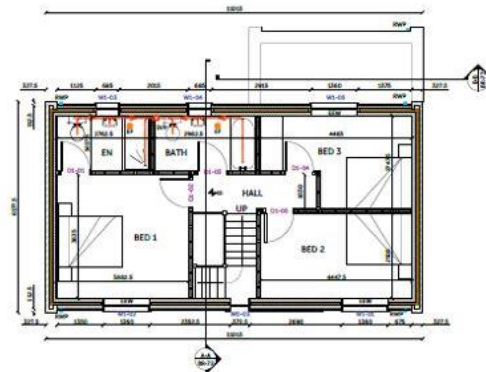


PROPOSED FIRST FLOOR PLAN  
PLOT 6  
1:50





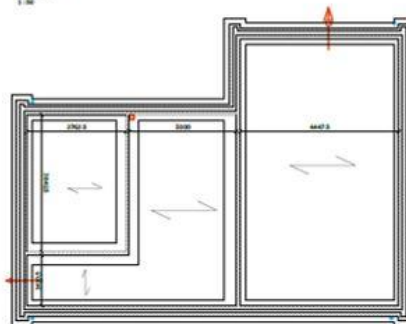
PROPOSED ROOF PLAN  
PLOT 7  
1:50



PROPOSED FIRST FLOOR PLAN  
PLOT 7  
1:50



PROPOSED GROUND FLOOR PLAN  
PLOT 7  
1:50



PROPOSED FOUNDATION PLAN  
PLOT 7  
1:50



