



Waterford Lane, Cherry
Willingham



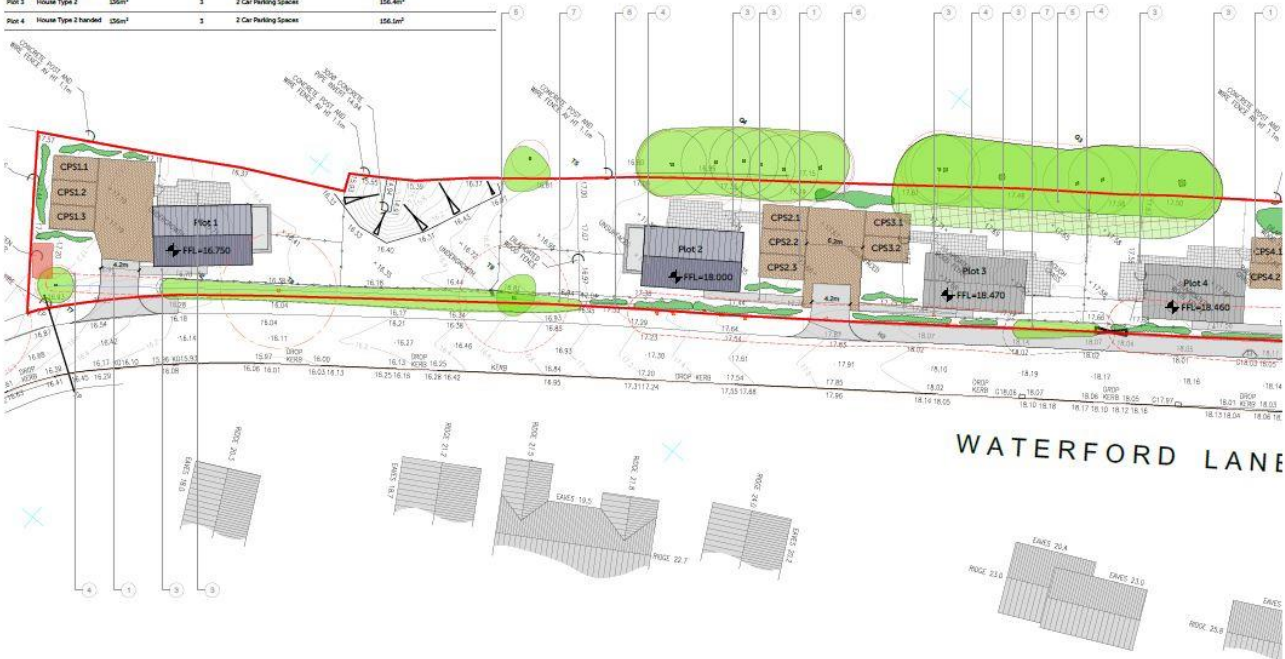
£140,000

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



Accommodation Schedule

Ref.	Style	Floor Area	Beds	Parking	Rear Garden Area
Plot 1	House Type 1	55m ²	4	3 Car Parking Spaces	105.4m ²
Plot 2	House Type 2 handed	55m ²	4	3 Car Parking Spaces	176.7m ²
Plot 3	House Type 2	55m ²	3	2 Car Parking Spaces	156.4m ²
Plot 4	House Type 2 handed	55m ²	3	2 Car Parking Spaces	156.5m ²



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Ref.	Description
1	Permitted surface for public drainage system as detailed on PCC drawing 0011
2	500mm Storm Drainage
3	No slip paving to protect road protection area of existing kerbs
4	Customer parking spaces
5	Existing grass to be enhanced/retained with new seedings for site restoration. New grass to be pre-grown rolls of turf
6	Close boarded timber fencing with vertical slats to be installed around the site
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 to be planted in rows at no more than 300mm spacing between rows and 400mm spacing between rows. Hedging to be planted in rows at no more than 300mm spacing between rows and 400mm spacing between rows.
8	Existing hedging with road protection area indicated in black dashed line (not detailed here) to be retained and replaced with new hedging to be planted in rows at no more than 300mm spacing between rows and 400mm spacing between rows.

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

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

The Proposed Site Plan
1 of 2
Drawing No: J1398-PL-05a
Revision: A06
Drawn: J1398
Check: J1398
Date: FEB 2020
Scale: A3

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RESIDENTIAL DEVELOPMENT OPPORTUNITY

Detailed planning permission with building regulation approval currently being sought for the erection of Two DETACHED DWELLINGS situated in the desirable village of Cherry Willingham. The site offers great potential for stage building for Two 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.

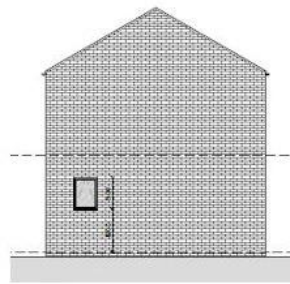


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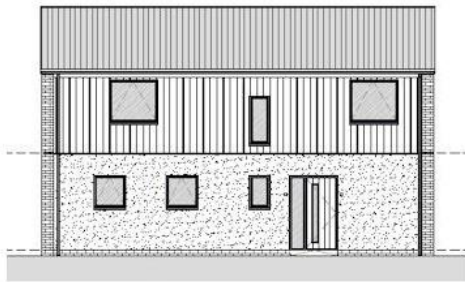
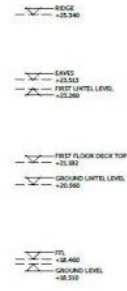
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PROPOSED NORTH ELEVATION
PLOT 4
1:50



PROPOSED EAST ELEVATION
PLOT 4
1:50



PROPOSED SOUTH ELEVATION
PLOT 4
1:50



PROPOSED WEST ELEVATION
PLOT 4
1:50

Rev.	Description	Date	Drawn	Check
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Client: PCC Consultants Ltd.

Project No: Residential Development at Plough Hill Farm
Site No: 1
Land Reference: T. 9.9 (2) Waterford Lane, Cherry Willingham, Lincoln, Lincolnshire, LN2 4AL

Plot: ELEVATIONS
PLOT 4

Drawing Number: J1398-BR-42

Plot No: A1

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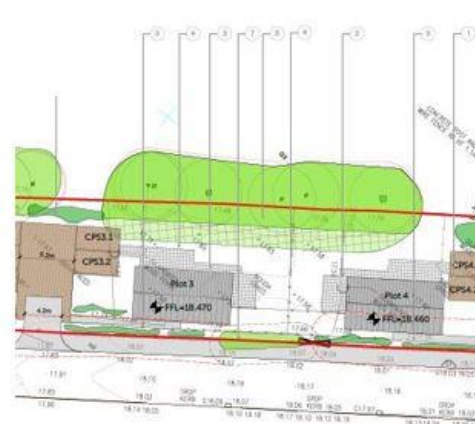


Accommodation Schedule

Ref.	Style	Floor Area	Beds	Parking	Rear Garden Area
Plot 1	House Type 1	120m ²	4	1 Car Parking Space	100m ²
Plot 2	House Type 2	120m ²	4	1 Car Parking Space	100m ²
Plot 3	House Type 2	120m ²	2	1 Car Parking Space	100m ²
Plot 4	House Type 2	120m ²	2	1 Car Parking Space	100m ²

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Ref.	Description	Level
1	Permitted surface for 100% drainage	100.00
2	100% drainage	100.00
3	100% drainage	100.00
4	100% drainage	100.00
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97	100% drainage	100.00
98	100% drainage	100.00
99	100% drainage	100.00
100	100% drainage	100.00

Client: PCC Consultants Ltd.

Project No: Residential Development for 9 Dwellings

Site No: 1
Land Reference: T. 9.9 (2) Waterford Lane, Cherry Willingham, Lincoln, Lincolnshire, LN2 4AL

Plot: The Proposed Site Plan

1 of 2

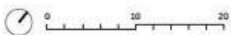
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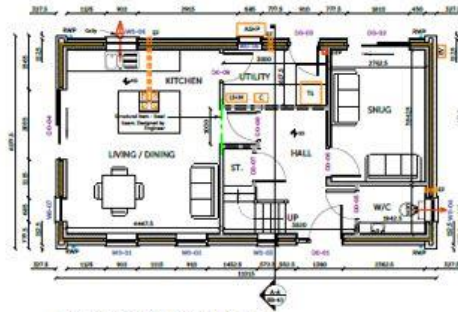
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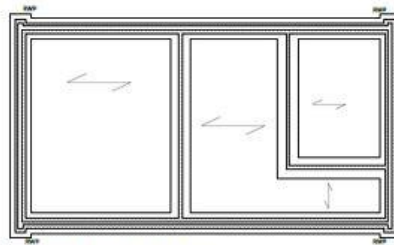
Date: FEB 2008

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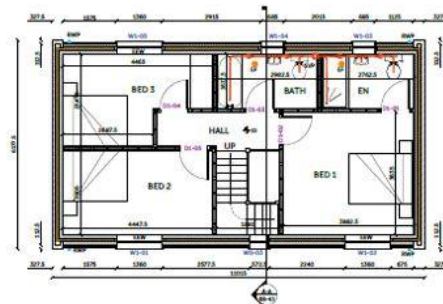
PROPOSED GROUND FLOOR PLAN
PLOT 4
1:50



PROPOSED FOUNDATION PLAN
PLOT 4
1:50



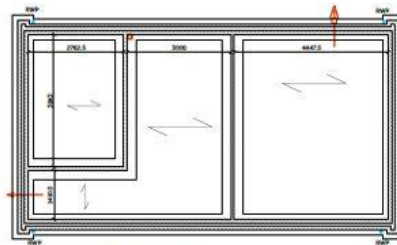
PROPOSED ROOF PLAN
PLOT 4
1:50



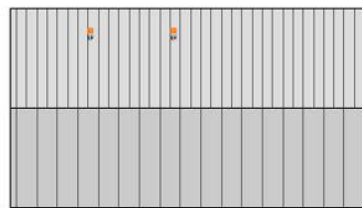
PROPOSED FIRST FLOOR PLAN
PLOT 4
1:50



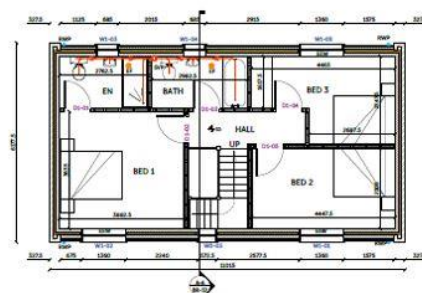
PROPOSED GROUND FLOOR PLAN
PLOT 5
1:50



PROPOSED FOUNDATION PLAN
PLOT 5
1:50



PROPOSED ROOF PLAN
PLOT 5
1:50



PROPOSED FIRST FLOOR PLAN
PLOT 5
1:50





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