



Waterford Lane, Cherry
Willingham



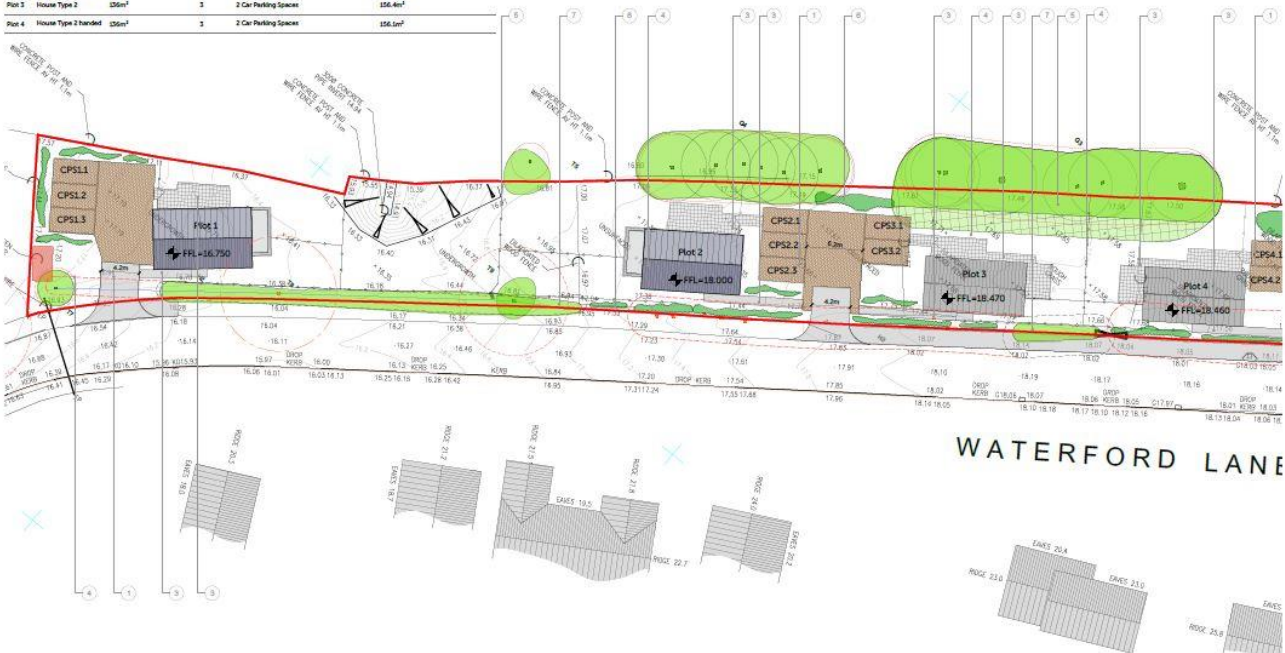
£150,000

- 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	135m ²	4	3 Car Parking Spaces	105.4m ²
Plot 2	House Type 2 handed	135m ²	4	3 Car Parking Spaces	176.7m ²
Plot 3	House Type 2	135m ²	3	2 Car Parking Spaces	156.4m ²
Plot 4	House Type 2 handed	135m ²	3	2 Car Parking Spaces	156.5m ²



COPYRIGHT
Origin Design Studio has prepared and issued this document to the named client and associated professionals related to this project. Origin Design Studio retains ownership. We do not give permission for reproduction or alteration without consultation and our approval.

Ref.	Description
1	Permitted surface for site drainage system as detailed on PCC drawing 0011
2	0.00m Mean Sea Level
3	No sign posting to protect road protection area of existing traffic
4	Customer parking spaces
5	Existing trees to be enhanced/retained with new trees to be planted. New trees to be planted in the same positions as the existing trees.
6	Close boarded timber fencing with vertical slats to be installed around the perimeter of the site.
7	New hedging (approx. 1000mm height) to be installed around the perimeter of the site. Hedging to be installed in the same positions as the existing hedging. Hedging to be installed in the same positions as the existing hedging.

Ref.	Description	Quantity	Unit
1	Gravel	1000	m ³
2	Gravel	1000	m ³
3	Gravel	1000	m ³
4	Gravel	1000	m ³
5	Gravel	1000	m ³

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: DTT
Check: JMO
Date: FEB 2020
Scale: 1:200
Plot: A06



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 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 6

Proposed Detached Three Bedroom House with two parking spaces.

Plot 7

Proposed Detached Three Bedroom House with two parking spaces.

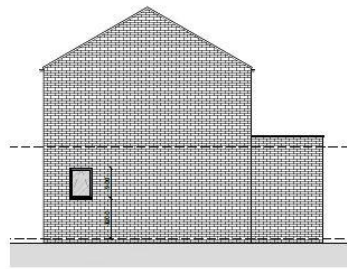


Copyright
Origin Design Studio has prepared and issued this document to the named client and associated professionals named in the project. Origin Design Studio retains ownership. We do not give permission for reproduction and selling without consultation and our approval.

General Notes
This drawing is to be used in conjunction with all relevant Engineers, Architects and specialist drawings. Do not state from this or any other Origin Design Studio drawing, all dimensions to be checked on site prior to construction or fabrication. Changes to specifications are to be made in consultation with the architect to the attention of the client/building control for approval. Please report any errors immediately.

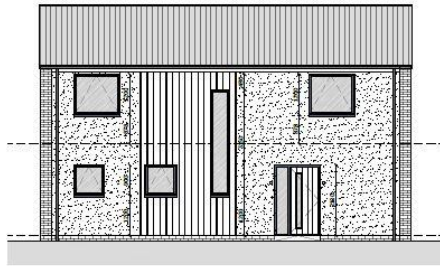


PROPOSED NORTH ELEVATION
PLOT 6
1:50

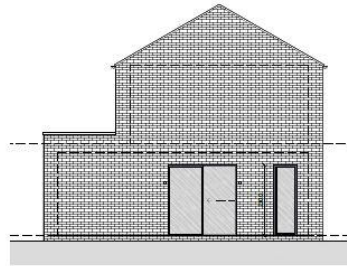


PROPOSED EAST ELEVATION
PLOT 6
1:50

ROOF
+25.000
EAVES
+22.775
FIRST FLOOR LEVEL
+22.100
FIRST FLOOR DECK TOP
+23.442
GROUND LEVEL
+20.820
F.F.L.
+19.770
GROUND LEVEL
+19.870



PROPOSED SOUTH ELEVATION
PLOT 6
1:50



PROPOSED WEST ELEVATION
PLOT 6
1:50

Ref. Description
Rev. Description
Date
Drawn
By

Client
PCC Consultants Ltd.

Project Title
Residential Development
at Plough Hill Farm
Site Details
Land adjacent to 7 & 8 St Waterford Lane,
Cherry Willingham, Lincoln,
Lincolnshire, LN2 4AL

Drawn
Elevations
PLOT 6
J1398-BR-62
Plot Size
A1



Origin Design Studio Ltd
Holly House, Meadow Lane,
South Hykeham, Lincoln LN6 9HF

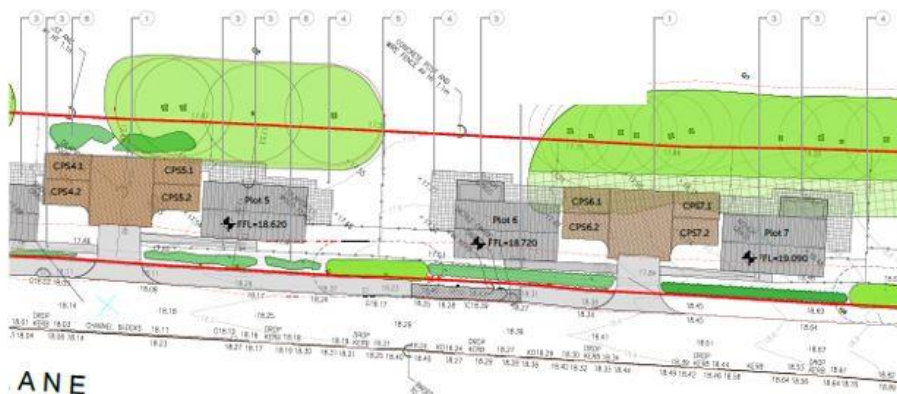
T: 01522 405100
E: info@origindesignstudio.co.uk
www.origindesignstudio.co.uk



Copyright
Origin Design Studio has prepared and issued this document to the named client and associated professionals named in the project. Origin Design Studio retains ownership. We do not give permission for reproduction and selling without consultation and our approval.

General Notes
This drawing is to be used in conjunction with all relevant Engineers, Architects and specialist drawings. Do not state from this or any other Origin Design Studio drawing, all dimensions to be checked on site prior to construction or fabrication. Changes to specifications are to be made in consultation with the architect to the attention of the client/building control for approval. Please report any errors immediately.

Accommodation Schedule				
Ref.	Style	Floor Area	Beds	Parking
Plot 5	House Type 2	136m ²	3	2 Car Parking Spaces
Plot 6	House Type 1 (banded)	136m ²	3	2 Car Parking Spaces
Plot 7	House Type 1	136m ²	3	2 Car Parking Spaces
Plot 8	House Type 4 (banded)	136m ²	4	3 Car Parking Spaces
Plot 9	House Type 4	136m ²	4	3 Car Parking Spaces



Ref.	Description
1	Perimeter surface for 80,000 storage system as detailed on PCC drawing 1 80,000 (sheet 1) details
2	Drainage system to be installed and protected
3	Concrete paving area
4	Drainage system to be installed and protected
5	Close boarded fence running with the heights ranging from 1.2m to 1.5m
6	Close boarded fence running with the heights ranging from 1.2m to 1.5m
7	Close boarded fence running with the heights ranging from 1.2m to 1.5m

APP	As per client	DATE
APP	As per client	DATE
APP	As per client	DATE
APP	As per client	DATE

Rev. Description
Date

Client
PCC Consultants Ltd.

Project Title
Residential Development for 1 Dwellings

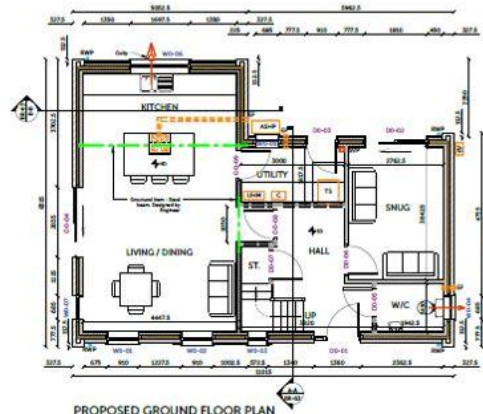
Site Details
Land off Waterford Lane,
Cherry Willingham,
Lincoln, LN2 4AL

Drawn
PLOT 6
J1398-PL-05b

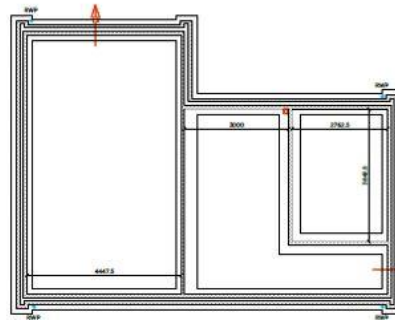
Plot Size
A07

Drawn
CNC
Check
BMC
Date
2024

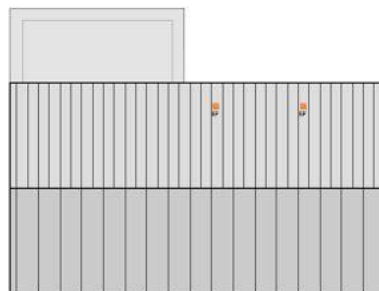
Date
1:50
A1



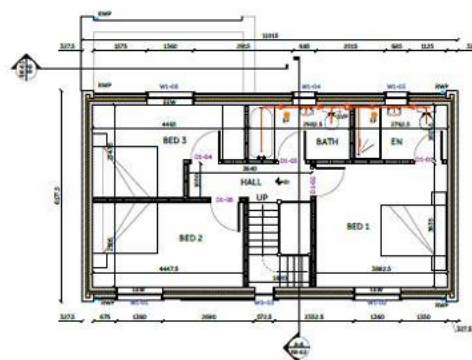
PROPOSED GROUND FLOOR PLAN
PLOT 6
1:50



PROPOSED FOUNDATION PLAN
PLOT 6
1:50

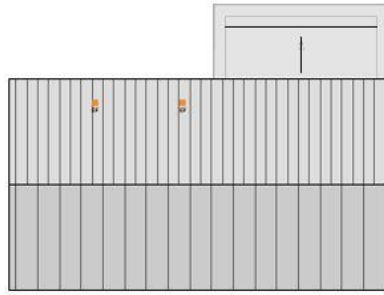


PROPOSED ROOF PLAN
PLOT 6
1:50

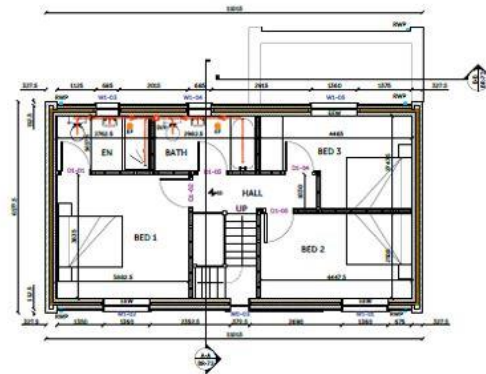


PROPOSED FIRST FLOOR PLAN
PLOT 6
1:50





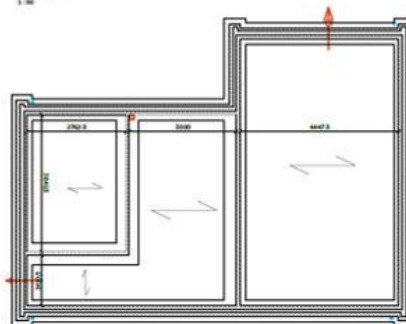
PROPOSED ROOF PLAN
PLOT 7
1:50



PROPOSED FIRST FLOOR PLAN
PLOT 7
1:50



PROPOSED GROUND FLOOR PLAN
PLOT 7
1:50



PROPOSED FOUNDATION PLAN
PLOT 7
1:50





Agent Notes

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.



Newton Fallowell Lincoln

01522 516590

lincoln@newtonfallowell.co.uk