



Development Site
14 Meadowfield, Sleaford

Rev	Date	Description
E	23/02/26	Planning amendments
F	23/02/26	Site plan Amendment
G	23/02/26	Minor Boundary adj.
H	28/03/05	Amended windows and notes
I	11/02/06	Bin Collection
J	11/02/06	Tree Protection
K	13/07/26	Amended as Planning comments

LEGEND:

To be read in conjunction with tree constraints plan and Biodiversity Net Gain Assessment

- Existing tree within site boundary
- Existing tree outside of site boundary
- Proposed new tree
- Existing boundary hedgerow
- Proposed new boundary hedgerow/friill
- Proposed new lawn
- Proposed Enhanced Bio-Diversity area.

NOTE:

Areas designated as lawn are private gardens.
Areas designated as meadow grass and wild flowers are community managed spaces.



PROPOSED SITE PLAN

1 : 200

0 2 4 6 8 10 20m



Bin collection area with 1.2m high CB fence

PLANNING



paulbancroft architects

The Coach House | 88 South Road | Oundle | Peterborough PE8 4BP
www.paulbancroftarchitects.com

Job Title
MEADOWFIELD SLEAFORD

Drawing Title
PROPOSED SITE PLAN

Scale @ A2	Date	Dwg No.	Revision
1 : 200	Oct 25	1384 - 05	K

This drawing shall NOT be relied upon for any other purpose.
All drawings are to be submitted on site.
All working dimensions to be taken from site.
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Development Site, 14 Meadowfield, Sleaford

An excellent opportunity to acquire a residential development site in a sought-after cul-de-sac position within the popular market town of Sleaford. The site extends to around 0.63 of an acre and benefits from full planning permission for the alteration and extension of the existing two bedroom bungalow together with the erection of four new dwellings. The approved scheme comprises a thoughtfully designed development of contemporary homes set within generous plots and accessed via a private driveway.

Ideally located close to the town's extensive amenities, schools, leisure facilities and railway station, this development opportunity offers strong appeal to developers and investors alike. Sleaford continues to be a highly desirable residential location, combining market-town charm with excellent transport links to Lincoln, Nottingham and Peterborough. A copy of the planning permission and approved plans is available from the selling agent.



Location

Sleaford is a well-served and historic Lincolnshire market town offering an excellent range of shopping, leisure and educational facilities. The town combines traditional market-town charm with modern conveniences, including rail connections to Lincoln, Nottingham and Peterborough, making it an attractive location for commuters and families. Surrounded by attractive countryside yet offering easy access to major regional centres, Sleaford provides an ideal balance of town and rural living

Town & Country Planning

Full planning permission was granted on the 23rd July 2026 by North Kesteven District Council for alteration and extension of existing bungalow and erection of 4no. dwellings under application number 25/0238/FUL. A copy of the plans and planning permission are available from the selling agent.

Services

Interested parties are advised to make their own enquires into the cost and availability of services.

Tenure & Possession

Freehold and for sale by private treaty.

Plot 1

The proposed dwelling will offer a ground floor gross internal area of 76.58 m² and a first floor gross internal area of 68.86m² giving a total of 145.44 m² which currently sets up as a two bedroom dwelling, but could be reconfigured if required.

Plot 2

The proposed dwelling will offer a ground floor gross internal area of 71.88m² and a first floor gross internal area of 53.33m² giving a total of 125.21m² which currently sets up as a two bedroom dwelling, but could be reconfigured if required.

Plot 3

The proposed dwelling will offer a ground floor gross internal area of 71.88m² and a first floor gross internal area of 53.33m² giving a total of 125.21m² which currently sets up as a two bedroom dwelling, but could be reconfigured if required.

Plot 4

The proposed dwelling will offer a ground floor gross internal area of 76.58 m² and a first floor gross internal area of 68.86m² giving a total of 145.44 m² which currently sets up as a two bedroom dwelling, but could be reconfigured if required.

Council Tax

The existing Bungalow is Band B and the new properties will be confirmed once complete.

Mobile & Broadband

We understand from the Ofcom website there is good mobile coverage from EE, Three, O2 and Vodafone however interested parties are advised to check with their provider. We understand from the Ofcom website that standard, Superfast and ultrafast broadband is available with a max download speed of 10,000 Mbps and an upload speed of 10,000 Mbps.

Buyer identity check

Please note that prior to acceptance of any offer, Brown&co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com



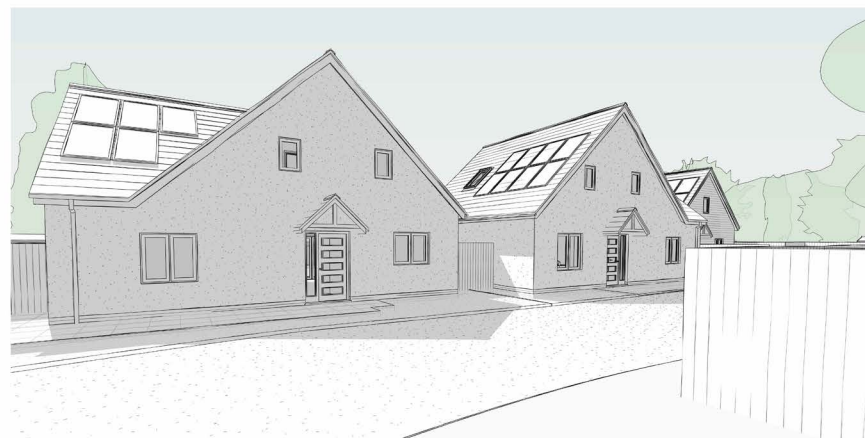
Rev	Date	Description
A	Oct 25	Remove dwelling
B	Dec 25	General design changes
C	18/12/25	Orientation and overlooking changes

CONTEXTUAL STREET ELEVATION AA
1 : 100

0 1 2 3 4 5 10m



PERSPECTIVE VIEW 1



PERSPECTIVE VIEW 2

PLANNING



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Job Title
MEADOWFIELD SLEAFORD

Drawing Title

PROPOSED CONTEXTUAL STREET
ELEVATIONS & PERSPECTIVE VIEWS

Scale @ A1	Date	Draw. No.	Revision
1 : 100	MAR 24	1394 - 06	C

This drawing shall NOT be scaled other than for planning purposes.
All dimensions to be verified on site.
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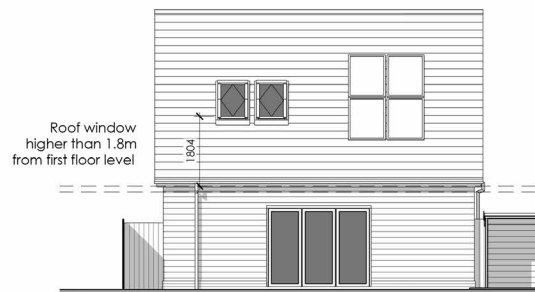
PLOT 1 SOUTH (SIDE) ELEVATION
1 : 100



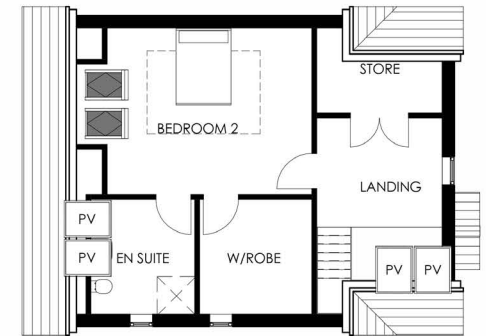
PLOT 1 EAST (FRONT) ELEVATION
1 : 100



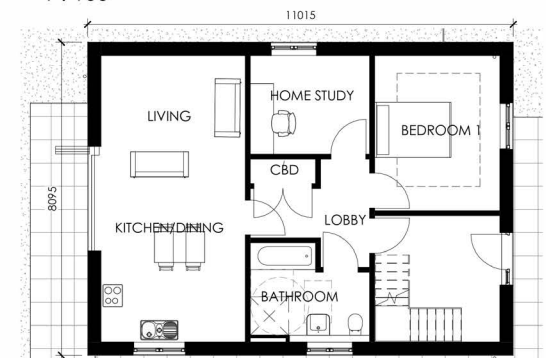
PLOT 1 NORTH (SIDE) ELEVATION
1 : 100



PLOT 1 WEST (REAR) ELEVATION
1 : 100



PLOT 1 FIRST FLOOR PLAN
1 : 100



PLOT 1 GROUND FLOOR PLAN
1 : 100

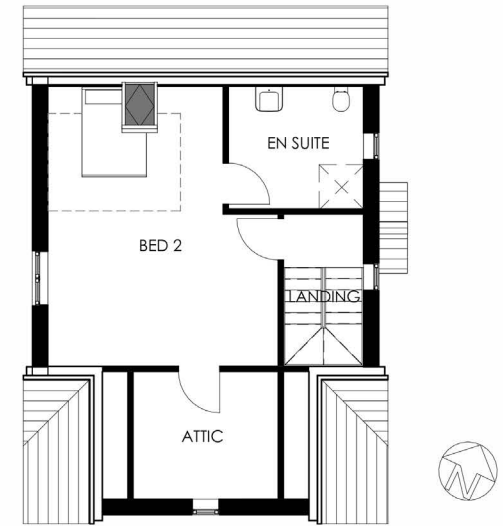


PLOT 2 EAST (FRONT) ELEVATION
1 : 100



Roof window
higher than 1.8m
from first floor level

PLOT 2 NORTH (SIDE) ELEVATION
1 : 100



PLOT 2 FIRST FLOOR PLAN
1 : 100

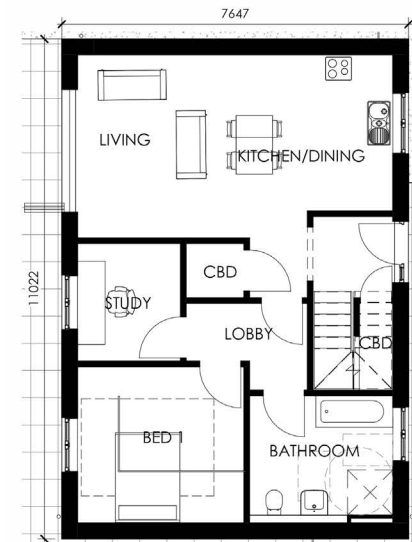


PLOT 2 WEST (REAR) ELEVATION
1 : 100

Obscured
Glass.



PLOT 2 SOUTH (SIDE) ELEVATION
1 : 100



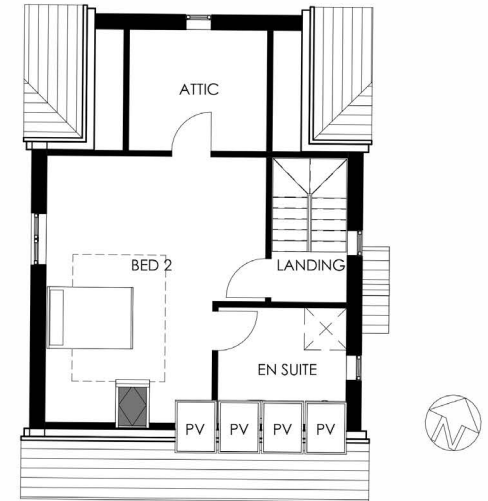
PLOT 2 GROUND FLOOR PLAN
1 : 100



PLOT 3 SOUTH (SIDE) ELEVATION
1 : 100



PLOT 3 EAST (FRONT) ELEVATION
1 : 100



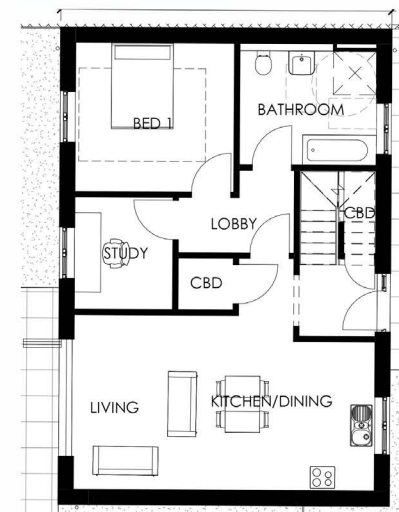
PLOT 3 FIRST FLOOR PLAN
1 : 100



PLOT 3 NORTH (SIDE) ELEVATION
1 : 100



PLOT 3 WEST (REAR) ELEVATION
1 : 100



PLOT 3 GROUND FLOOR PLAN
1 : 100



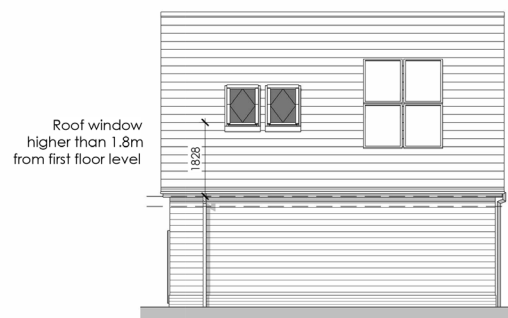
PLOT 4 NORTH (SIDE) ELEVATION
1 : 100



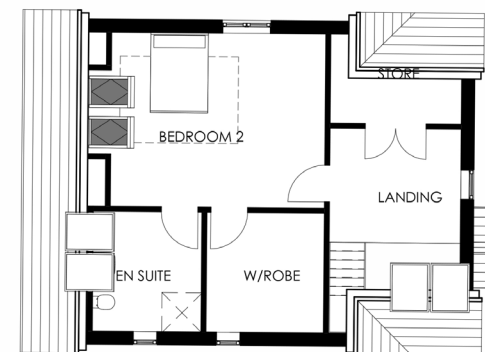
PLOT 4 EAST (FRONT) ELEVATION
1 : 100



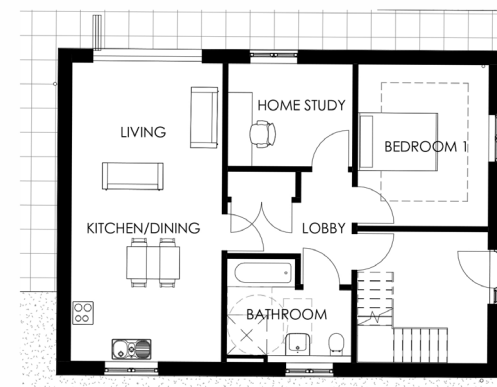
PLOT 4 SOUTH (SIDE) ELEVATION
1 : 100



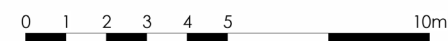
PLOT 4 WEST (REAR) ELEVATION
1 : 100

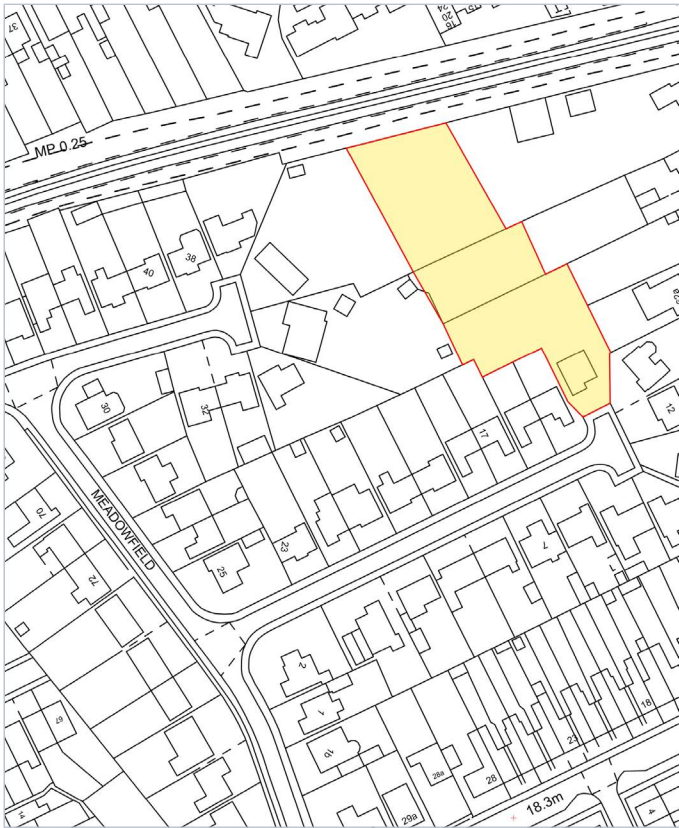
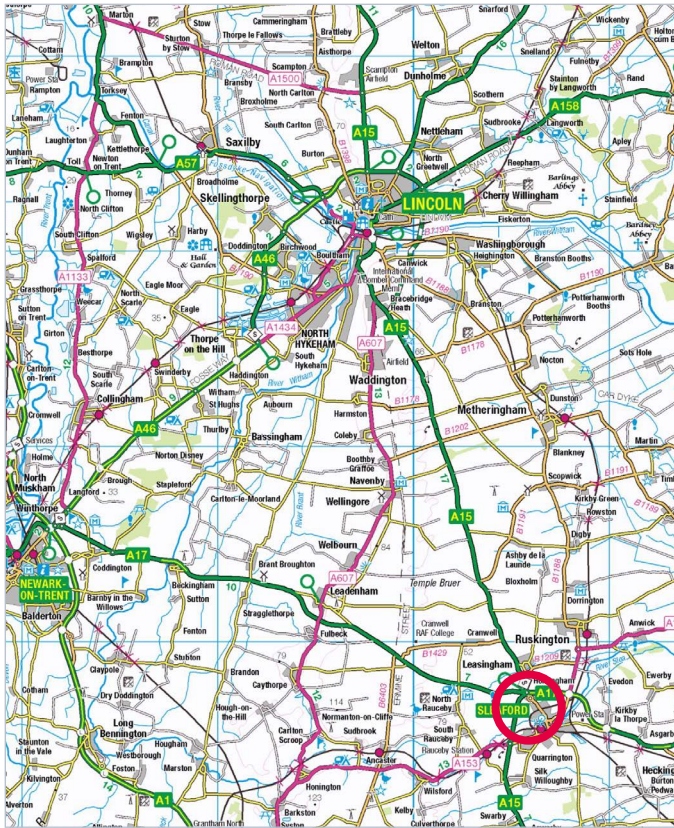


PLOT 4 FIRST FLOOR PLAN
1 : 100



PLOT 4 GROUND FLOOR PLAN
1 : 100





Directions - NG34 7AZ

From the A15 Holdingham roundabout proceed towards Sleaford town centre on the B1518 and then turn right onto The Drove. Then turn right onto Meadowfield and then right again and the site can be found on your left.

<https://what3words.com/apple.auctioned.expiring>

Architects

Should interested parties wish to contact the architect involved in the project, the plans have been drawn by

Paul Bancroft Architects, The Coach House, 80 South Road, Peterborough, PE8 4BP Tel 01733 306656
www.paulbancroftarchitects.com

Energy performance certificate (EPC)

14, Meadowfield SLEAFORD NG34 7AZ	Energy rating D	Valid until: 5 March 2030
		Certificate number: 0078-2826-6778-2400-3845

Property type
Detached bungalow

Total floor area
60 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

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Property and Business Consultants

Viewing

The site may be viewed unaccompanied during daylight hours however we ask that you call the agency team on 01522 504304 to confirm your intention to view. If you wish to view the existing bungalow this is strictly by appointment.