



Computer Generated Image

Building Plot - Maze Farm
Hospital Drove | Little Sutton | Lincolnshire | PE12 9EN

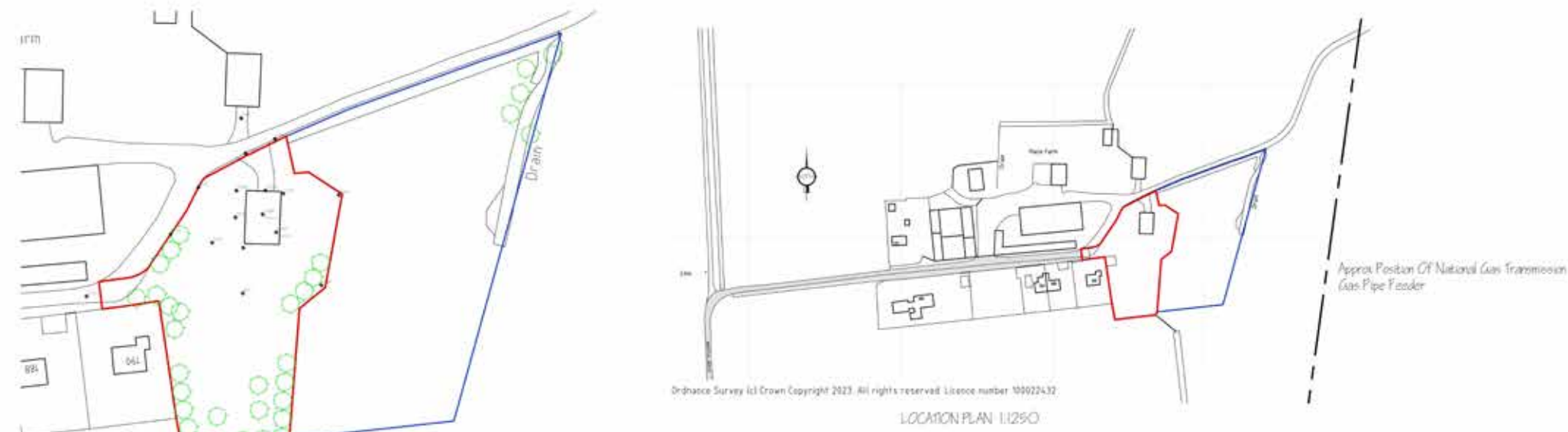
FINE & COUNTRY

KEY FEATURES

- Opportunity to Acquire a Building Plot with Full Planning Permission for a Substantial New-Build Home
- Peaceful Semi-Rural Setting with Far-Reaching Countryside Views
- Located Close to the Norfolk and Cambridgeshire Borders in the South Lincolnshire Marshes
- Entrance Hall, Reception Room, Open-Plan Kitchen/Dining/Family Room, Study, Utility Room and Cloakroom/WC
- Four First-Floor Double Bedrooms, Including a Principal Suite with Dressing Room and En Suite, Plus a Family Bathroom
- Sweeping Gravel Driveway with Ample Off-Road Parking For Several Cars
- Approximately 1.75 Acres of Gardens and Grounds (Subject to Measured Survey)
- Proposed Accommodation Extending to Approximately 3,006 sq ft
- Full Planning Permission Granted – Reference: H18-0953-25



SITE PLAN



RESIDENTIAL DWELLING PROPOSED PLAN



MATERIALS SCHEDULE
Walls: York Hardboard Multi
Roof: Natural Slate
Doors & Windows: Aluminum Flush Casement - Black
Gutters & Downspouts: Aluminum - Black



EXAMPLE OF YORK HANDMADE BRICKS
N.T.S.



CHATS WORTH BLUE-GREY NATURAL SLATE
N.T.S.

[illegible]



Occupying a peaceful, semi-rural position in the south-eastern corner of Lincolnshire, close to the borders of Norfolk and Cambridgeshire, where the River Nene meets The Wash, Maze Farm presents a rare opportunity to acquire approximately 1.75 acres with full planning permission for the conversion of a traditional agricultural barn into an exceptional four-bedroom country residence.

Set amidst unspoilt countryside where vast open landscapes meet expansive skies, the site enjoys a sense of peace and seclusion, whilst remaining surprisingly well connected. The A17 is less than three miles away, providing convenient access to the historic Hanseatic town of King's Lynn in under 30 minutes and the Cathedral City of Peterborough in approximately 45 minutes, where high-speed rail services reach London King's Cross in around 46 minutes.

The approved plans have been thoughtfully designed to create an elegant, light-filled family home that embraces its idyllic surroundings. A sweeping driveway will approach the property, leading to a generous parking area and creating an impressive arrival. From here, a short flight of steps is designed to ascend to the front entrance, opening into a bright and spacious reception hall that sets the tone for the accommodation beyond. The proposed design incorporates extensive glazing, including bi-fold and French doors, ensuring the principal living spaces enjoy an abundance of natural light while seamlessly connecting with the gardens and countryside beyond.

At the heart of the home is a superb dual-aspect open-plan kitchen, dining and family room, carefully designed to maximise views across the gardens, paddocks and surrounding farmland. A separate utility room is positioned adjacent to the kitchen, providing practical everyday convenience.

The approved ground floor layout also includes a spacious triple-aspect sitting room, a dedicated study ideal for home working, a cloakroom/WC, plant room and a secondary entrance serving the utility area.

On the first floor, the plans provide for an impressive galleried landing with a large feature window flooding the space with natural light. Four well-proportioned bedrooms are proposed, together with a family bathroom. The principal suite has been designed to include a generous dressing room, en-suite bathroom and a Juliet balcony overlooking the gardens and open countryside, creating a wonderful retreat from which to enjoy the changing seasons.

Externally, the approved scheme allows for beautifully landscaped gardens extending principally to the front and side of the property, complemented by a substantial paved terrace to the rear, perfectly positioned to take advantage of the far-reaching rural views and accessed directly from both the kitchen/family room and the sitting room.



Beyond the formal gardens, the remaining land is intended to be enclosed by post-and-rail fencing to create approximately an acre of paddocks, making the property particularly appealing to those with hobby equestrian interests, small livestock or simply a desire for additional outdoor space.

Despite its wonderfully rural setting, Maze Farm is conveniently located approximately six minutes from both Long Sutton and Sutton Bridge, where a range of independent shops, supermarkets and everyday amenities can be found.

The property falls within the catchment area for the highly regarded selective grammar schools in Spalding, including Spalding High School for girls and Spalding Grammar School for boys, both renowned for their excellent academic standards and outstanding sixth forms. School transport is available from Sutton Bridge. Additional educational options include the highly respected Wisbech Grammar School, approximately 15 minutes away, together with Ayscoughfee Hall School in Spalding.

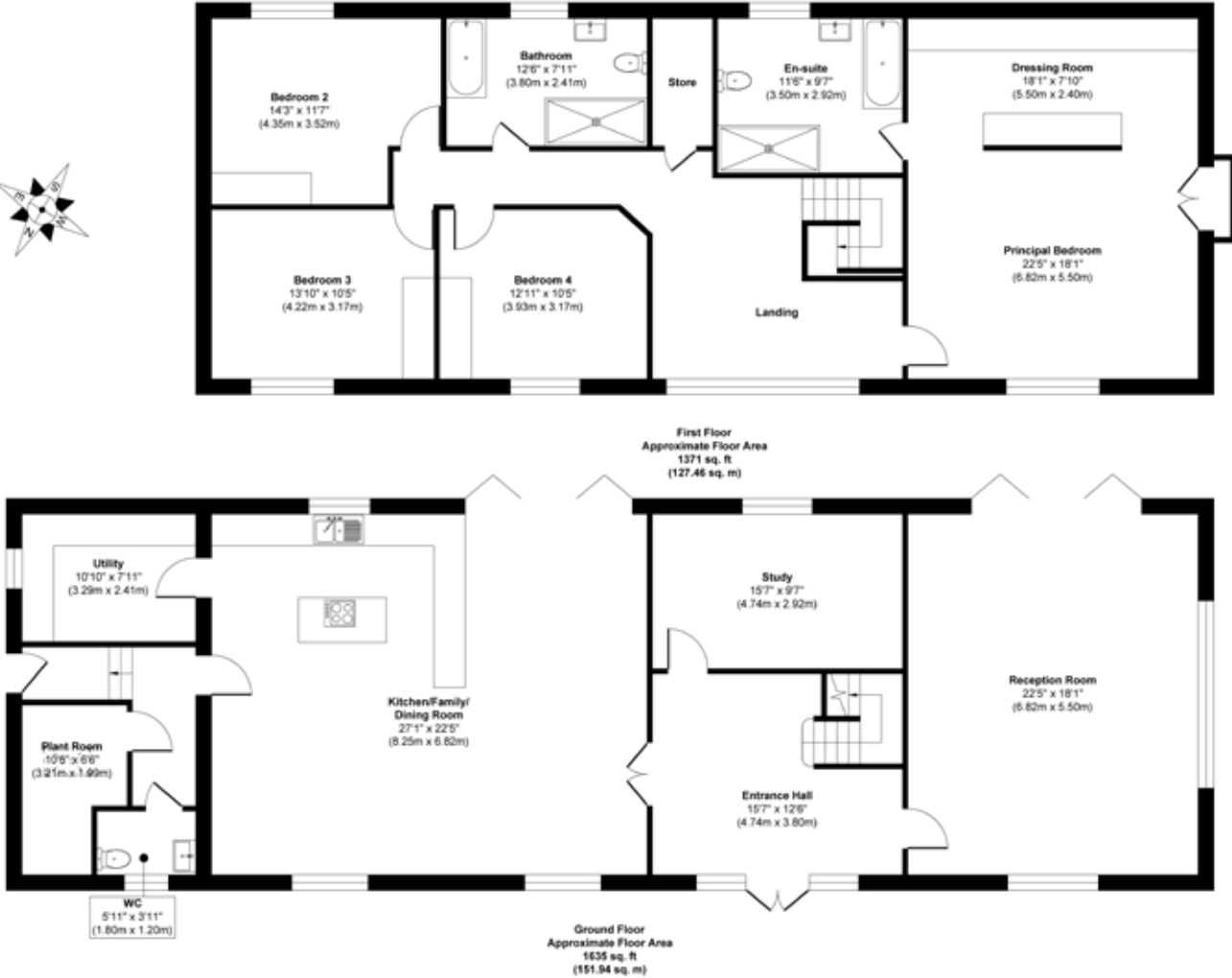
The surrounding landscape is one of the area’s defining attractions. Maze Farm lies close to The Wash National Nature Reserve, England’s largest National Nature Reserve, extending across almost 9,000 hectares of internationally important wetlands, salt marshes and mudflats. The reserve is celebrated for its exceptional wildlife, attracting thousands of migratory birds throughout the year, including pink-footed geese, brent geese, shelduck and a variety of wading birds. It is also recognised as one of England’s most important breeding sites for common seals, offering an extraordinary natural environment on the property’s doorstep.

Combining the tranquillity of an exceptional rural setting with approved planning for a striking contemporary country home, Maze Farm offers an increasingly rare opportunity to create a bespoke residence in one of Lincolnshire’s most captivating landscapes.



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LOCATION



Approx. Gross Internal Floor Area 3006 sq. ft / 279.40 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

AGENT'S NOTE:
The floor plans are for illustration purposes only. All measurements: walls, doors, window fittings and appliances and their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent. © Unauthorised reproduction prohibited.

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