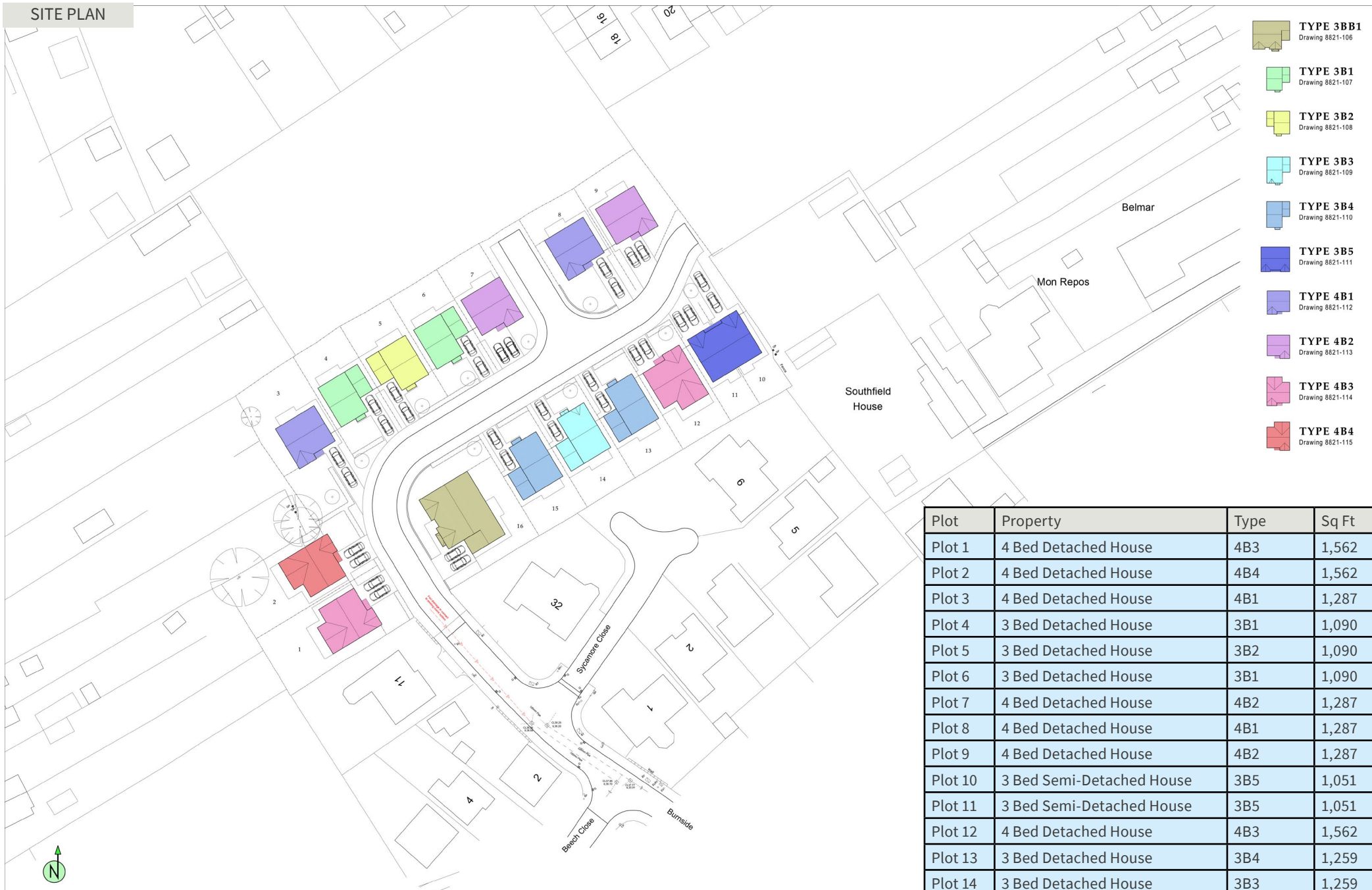




SOMERSBY HOMES
WHERE QUALITY MEETS TRADITION

BROWN & CO

SITE PLAN



-  **TYPE 3BB1**
Drawing 8821-106
-  **TYPE 3B1**
Drawing 8821-107
-  **TYPE 3B2**
Drawing 8821-108
-  **TYPE 3B3**
Drawing 8821-109
-  **TYPE 3B4**
Drawing 8821-110
-  **TYPE 3B5**
Drawing 8821-111
-  **TYPE 4B1**
Drawing 8821-112
-  **TYPE 4B2**
Drawing 8821-113
-  **TYPE 4B3**
Drawing 8821-114
-  **TYPE 4B4**
Drawing 8821-115

Plot	Property	Type	Sq Ft
Plot 1	4 Bed Detached House	4B3	1,562
Plot 2	4 Bed Detached House	4B4	1,562
Plot 3	4 Bed Detached House	4B1	1,287
Plot 4	3 Bed Detached House	3B1	1,090
Plot 5	3 Bed Detached House	3B2	1,090
Plot 6	3 Bed Detached House	3B1	1,090
Plot 7	4 Bed Detached House	4B2	1,287
Plot 8	4 Bed Detached House	4B1	1,287
Plot 9	4 Bed Detached House	4B2	1,287
Plot 10	3 Bed Semi-Detached House	3B5	1,051
Plot 11	3 Bed Semi-Detached House	3B5	1,051
Plot 12	4 Bed Detached House	4B3	1,562
Plot 13	3 Bed Detached House	3B4	1,259
Plot 14	3 Bed Detached House	3B3	1,259
Plot 15	3 Bed Detached House	3B4	1,259
Plot 16	3 Bed Detached Bungalow	3BB1	1,355

Location

Burnside Gardens is situated within a well-connected North Lincolnshire location. This thoughtfully planned development will offer 16 three and four bedroom properties built to a very high standard. Each proposed home has been designed with generous layouts, modern energy-efficient features, and private gardens, creating an appealing street scape within a peaceful residential setting.

The site is located just off Burnside in the village of Broughton which provides an excellent range of amenities including local shops, primary schooling, parks, pubs, and sports facilities.

The nearby town of Brigg offers further retail, dining, and leisure opportunities, while commuters enjoy convenient access to the M180, A15, and wider regional road network, as well as rail links from Brigg and Scunthorpe.

The postcode for the site is DN20 0HT, but for the exact location please use the following:

<https://what3words.com/defenders.tensions.hung>

The Developer

Somersby Homes have been building family homes for the past four decades, originally known as Hugh Bourn Homes, they have designed and built houses across the length and breadth of Lincolnshire, helping families and first time home owners buy their first property. With decades of experience supporting and working with local people, Somersby Homes understand that when you're searching for a new home, you also want the perfect location. A place where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings whether that's a home in the quiet countryside or close to the bustling city centre.

They are here to offer help and support from the very beginning of your property search until long after you've moved in. So whether you're looking for your first home or to move up the property ladder, take a look at our wide range of new properties for sale and get in touch today to find out just how easy it is to find your perfect home with Somersby.

Somersby Homes office
01673 847808
admin@somersbyhomes.com

What's Included?

- > Under floor heating
- > Air Source heat pump
- > Full Fibre broadband
- > Bosch Oven
- > Bosch Hob
- > Bosch Dishwasher
- > 60/40 split fridge freezer
- > Wren Kitchen with choice of worktops, colour and style of units and handles
- > LVT Amtico flooring in Kitchen, Entrance Hall & WC
- > Choice of carpet elsewhere
- > Loft ladder
- > USB sockets
- > Bathroom walls half tiled and en-suite walls fully tiled
- > Electric demister bathroom mirror
- > Downlights in Kitchen & Bathroom
- > Up & Down outside lights front and back
- > PIR garage light
- > Electric roller shutter garage door with sensor
- > Outside tap to rear

* Various upgrades are available on each house type so please contact the selling agent to discuss this in more detail. We shall also receive further information and imagery as the site progresses so this brochure will be updated.

Viewing

Viewings are strictly by appointment with the selling agent on 01522 504304 or via Somersby Homes on 01673 847808.

Agent

Brown & Co
5 Oakwood Road
Lincoln, LN6 3LH

01522 504304
lincolnresidential@brown-co.com



Example 4 Bed Detached



Example 4 Bed Detached



Example 3 Bed Detached



Example 3 Bed Detached



Example 3 Bed Semi-Detached



Example 3 Bed Semi-Detached



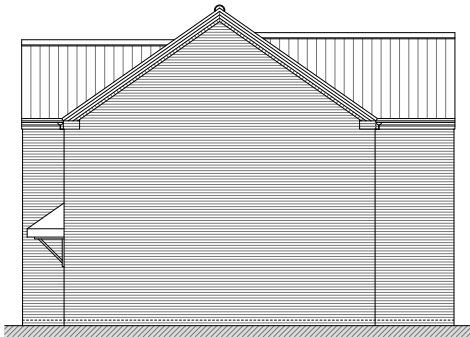
Example 3 Bed Detached Bungalow



TYPE 4B3
PLOTS 1 & 12



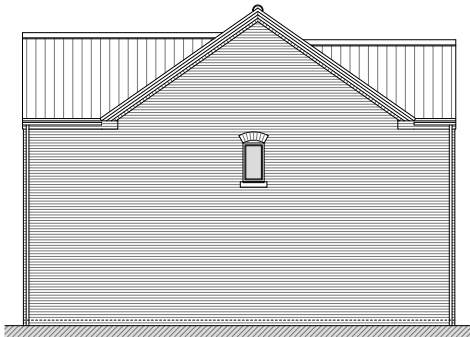
FRONT ELEVATION



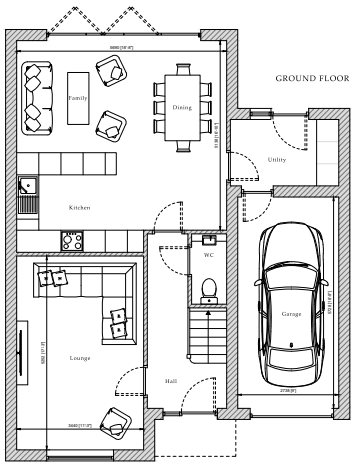
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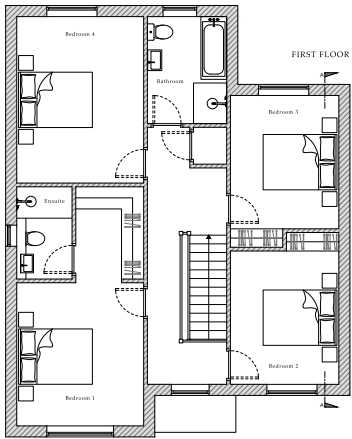
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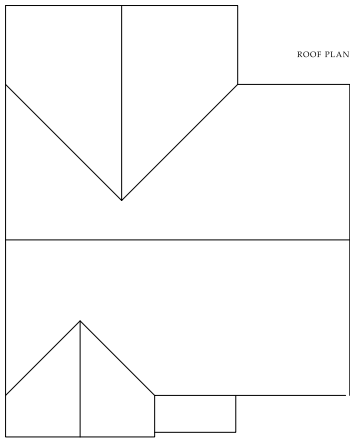
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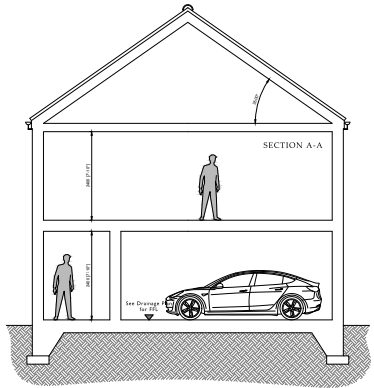
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



ANDREW CLOVER
PLANNING AND DESIGN

T: 07368 911052

mail@andrewcloverplanninganddesign.co.uk
www.andrewcloverplanninganddesign.co.uk

Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 4B3	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-114	Rev

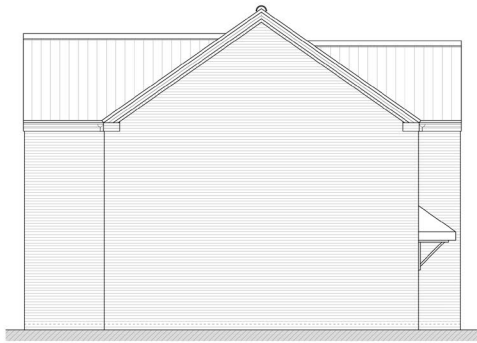
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TYPE 4B4

PLOT 2



FRONT ELEVATION



SIDE ELEVATION



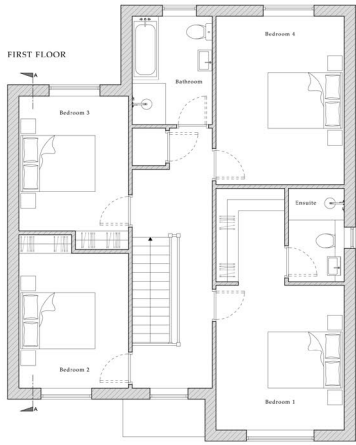
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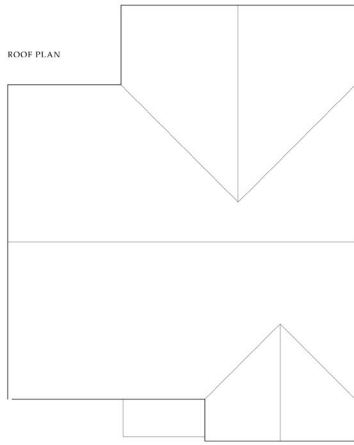
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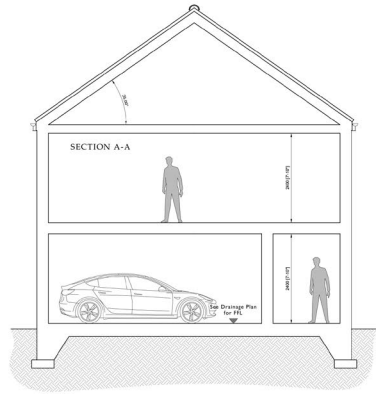
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



SECTION A-A

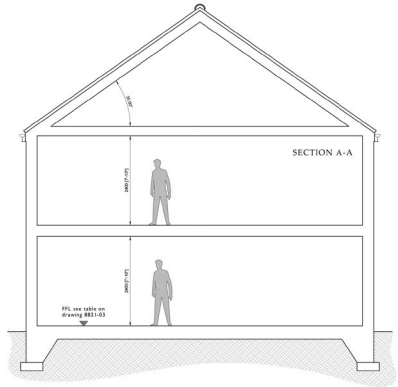
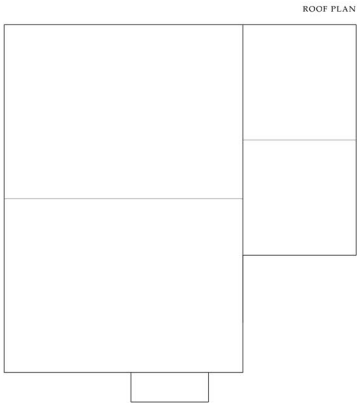
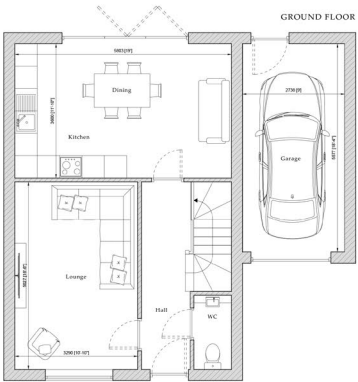
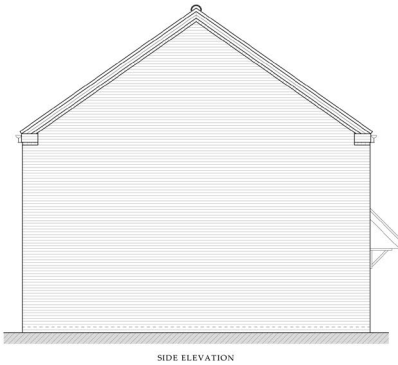
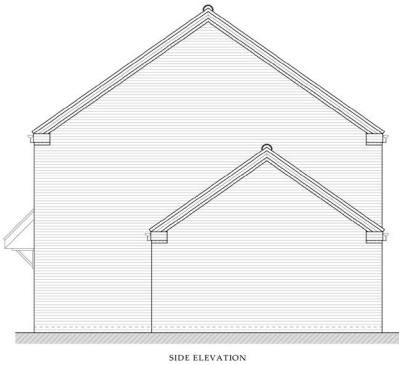


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mail@andrewcloverplanninganddesign.co.uk
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Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 4B4	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-115	Rev

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TYPE 3B1
PLOTS 4 & 6



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Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 3B1	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-107	Rev

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TYPE 4B2
PLOTS 7 & 9



FRONT ELEVATION



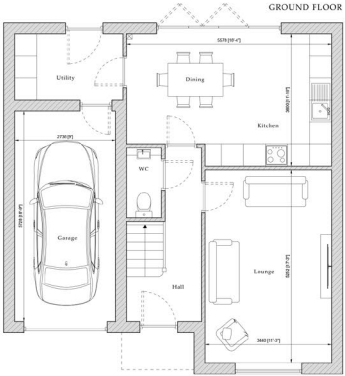
SIDE ELEVATION



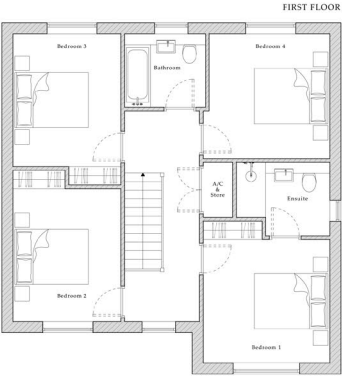
REAR ELEVATION



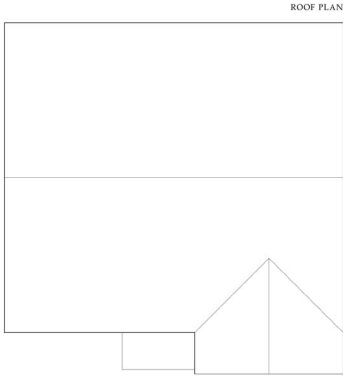
SIDE ELEVATION



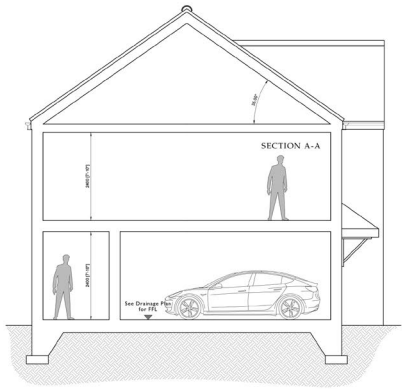
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



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Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 4B2	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-113	Rev

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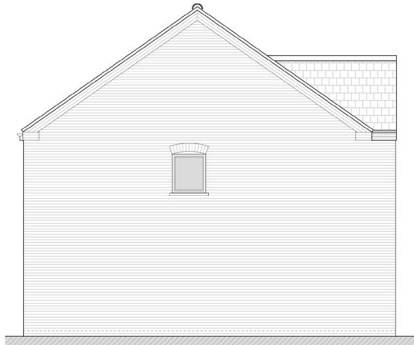
TYPE 3B5
PLOTS 10 & 11



FRONT ELEVATION



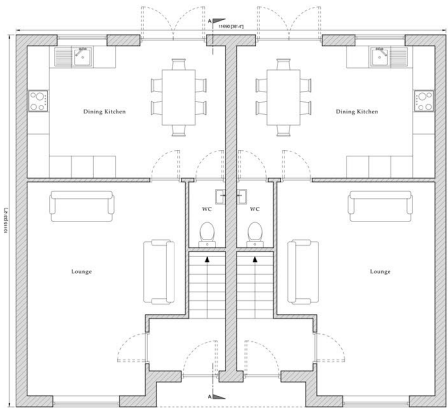
REAR ELEVATION



SIDE ELEVATION



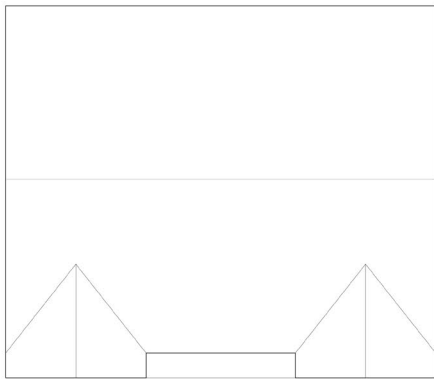
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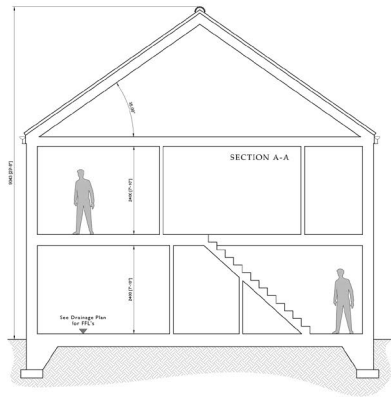
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



SECTION A-A



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Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 3B5	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-111	Rev

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TYPE 3B4
PLOTS 13 & 15



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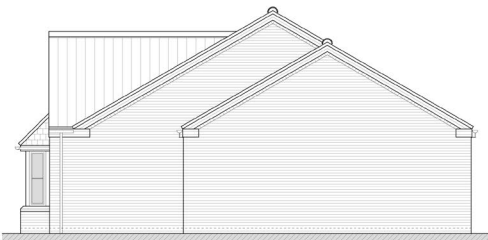
Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 3B4	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-110	Rev

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TYPE 3BB1
PLOT 16



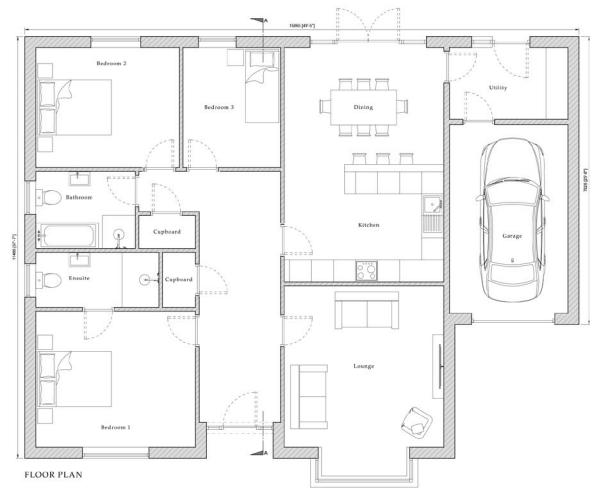
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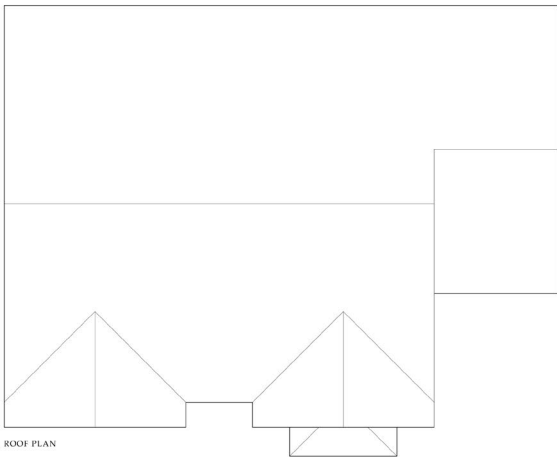
SIDE ELEVATION



REAR ELEVATION



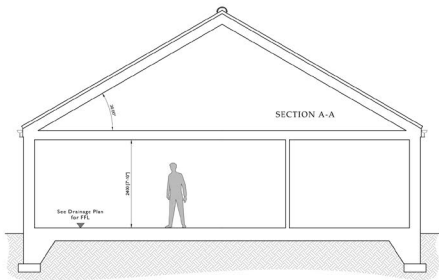
FLOOR PLAN



ROOF PLAN



SIDE ELEVATION



SECTION A-A



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Project	Proposed Residential Development	
Location	Land off Burnside, Broughton	
Drawing Title	Type 3BB1	
Status	Planning	
Date	12.09.2022	
Scale	1:100 @ A2	
Drawing No.	8821-106	Rev

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For further information & to register interest
please contact the selling agent



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01522 504304
lincolnresidential@brown-co.com