



Development Site
Stow, Lincoln

BROWN & CO



PLOT 1

PLOT 2

Development Site, South Drove, Stow, Lincoln

An outstanding opportunity to acquire one or two individually designed premium serviced building plots, situated within an exclusive private self-build development on the edge of the highly desirable village of Stow which is around 10 miles North of Lincoln. Enjoying a superb south-facing position with far-reaching views across the surrounding Lincolnshire countryside, the plots combine rural tranquillity, privacy and exclusivity with excellent connectivity to Lincoln and the wider region.

Accessed via a private electric gated entrance, both plots benefit from full planning permission, an established access road and principal utility infrastructure already installed immediately adjacent to the plots, including mains electricity, gas, water, telecommunications and drainage.

Purchasers will only be responsible for final connection charges, allowing development to commence immediately. Backing directly onto open farmland and occupying a private village-edge setting, the plots offer a rare opportunity to create a bespoke home within a carefully planned self-build development in one of the area's most sought-after locations.



Plot 1 - Planning Reference 144010 £230,000

The site was granted full planning permission for the erection of two dwellings by West Lindsey District Council under application number 144010 on the 9th September 2022. One of these dwellings has been completed so the planning is live and Plot 1 is for the erection of an impressive six-bedroom detached residence with detached double garage sat in 0.23 of an acre.

The approved design provides substantial accommodation arranged over three floors, incorporating a stunning open-plan living area, home office, gym, balcony, six bedrooms and extensive family living space throughout.

Enjoying a desirable south-facing aspect with attractive countryside views, the plot provides an exceptional opportunity to construct a landmark family home within an exclusive private setting. The western boundary has been formally determined and legally established, providing clarity and certainty of ownership for future purchasers.

Plot 2 - Planning Reference 146633 £180,000

The site was granted full planning permission the erection of a three bedroom bungalow with integral double garage by West Lindsey District Council under application number 146633 on the 10th November 2023.

The property is a spacious three-bedroom executive bungalow with integral double garage sat in around 0.25 of an acre. Designed for modern single-storey living, the approved scheme offers generous and flexible accommodation ideally suited to families, professionals and downsizers alike.

The approved design incorporates attic truss roof construction, creating substantial loft space with excellent future potential for additional bedrooms, home office accommodation or hobby space, subject to the necessary consents and approvals.

The plot enjoys the same highly desirable south-facing orientation and uninterrupted rural outlook, creating a wonderful setting for a high-quality bespoke home within this exclusive development.

Copies of the plans, planning permission are available by email from the selling agent. Interested parties may also wish to discuss the site with the architects involved in the scheme and their contacts are on the relevant drawings.

Tenure

Freehold. For sale by private treaty.

Key Features

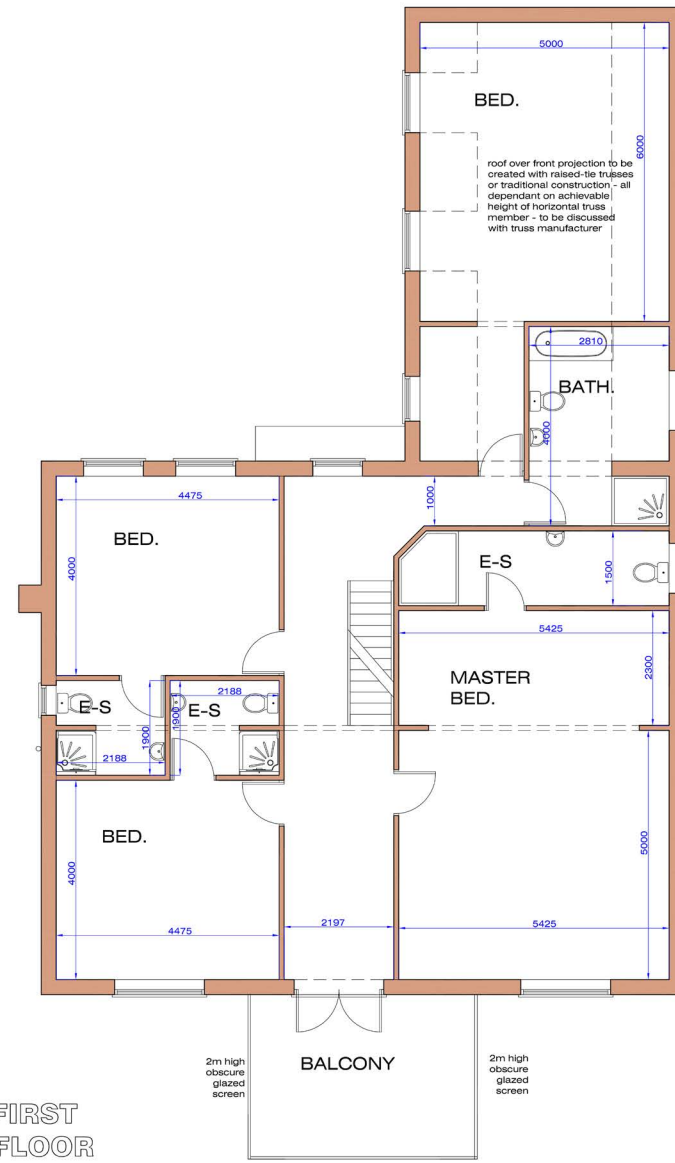
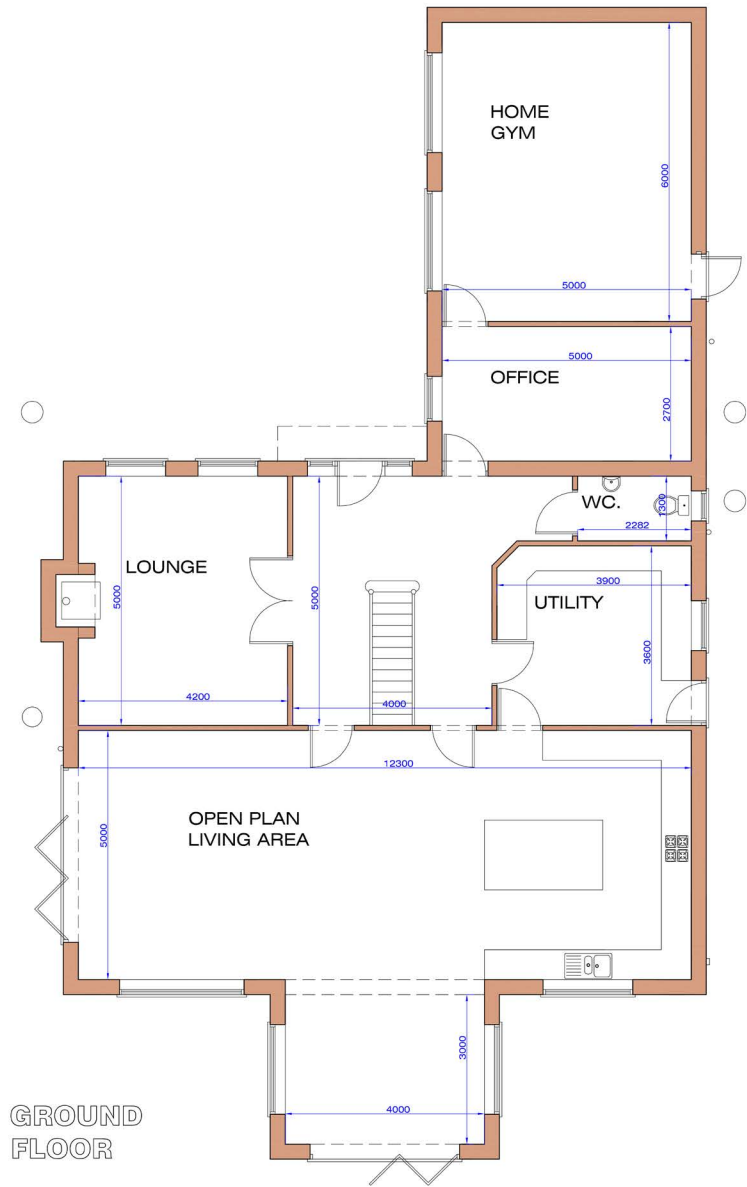
- Two individually designed premium serviced building plots
- Situated within an exclusive private self-build development
- Full planning permission granted
- Ready for immediate commencement of development
- South-facing plots
- Private electric gated entrance
- Open countryside and farmland views
- Backing directly onto open farmland
- Edge-of-village setting
- Established access road
- Principal utility infrastructure already installed adjacent
- Mains gas, electricity, water, telecoms and drainage available
- Purchasers responsible for final connection charges only
- Plot 2 designed with attic truss construction offering future conversion potential for additional accommodation, subject to the necessary consents
- Attractive rural outlook
- Exclusive and private location
- Plot 1 benefits from a legally established western boundary
- Excellent access to Lincoln and surrounding areas
- Available individually or as a whole Mobile

PLOT 1



PLOT 1





Greetwell Place - 2 Limekiln Way - Greetwell Road - Lincoln - LN2 4US

Project: CHANGE OF HOUSE TYPE - PLOT 2
Land at The Old Rectory, 18, South Drive, Stow, Lincoln.

Client: Prestige Developments (Lincoln) Ltd

Scale @ A1: 1:50 / 1:100 **Date:** Nov.21 **Dwg No:** 129/21/03

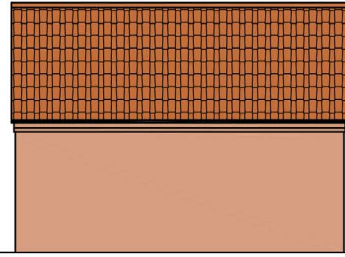
Plan: **PLOT 2 - DWELLING DESIGN**

Revised:

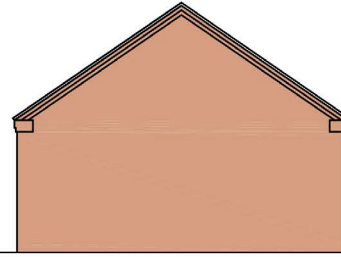
PLOT 1



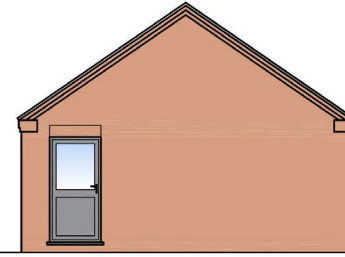
FRONT



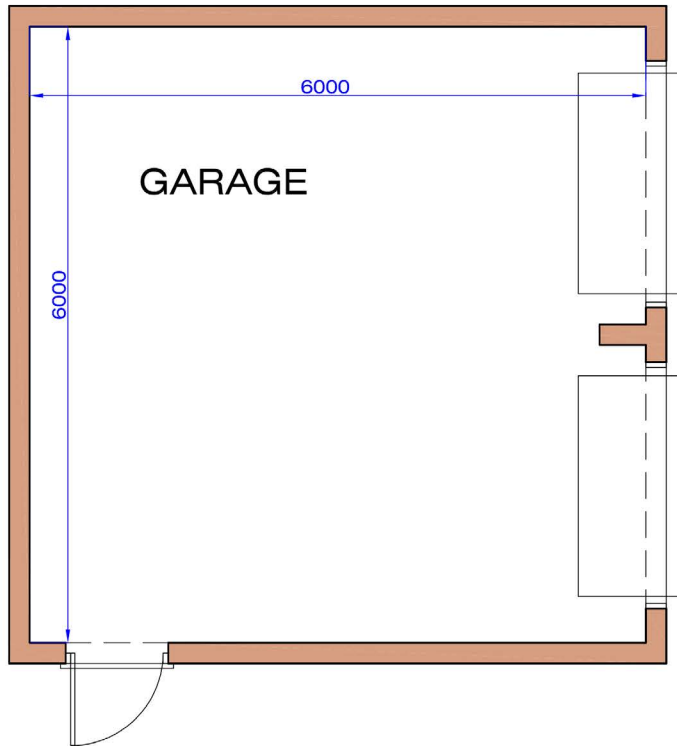
REAR



SIDE



SIDE



FLOOR
PLAN



Greetwell Place - 2 Limekiln Way - Greetwell Road - Lincoln - LN2 4US

Project: CHANGE OF HOUSE TYPE - PLOT 2

Land at The Old Rectory, 18, South Drive, Stow,
Lincoln.

Client: Prestige Developments (Lincoln) Ltd

Scale @ A3:
1:50 / 1:100

Date:
Nov.21

Dwg No:
129/21/06

Plan: PLOT 2 -
GARAGE DESIGN

Revised:

PLOT 2



PLOT 2





Notes

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CDM 2015
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| A | Solar panels amended | 02.11. |
|-----|----------------------|--------|
| Rev | Description | Date |



32 High Street, Helpringham
 Seaforth, Lincolnshire, NG34 0RA

Tel: 01529 421646
 Email: admin@rdc-landplan.co.uk
 Web: www.rdc-landplan.co.uk

Client

Mr and Mrs Reville

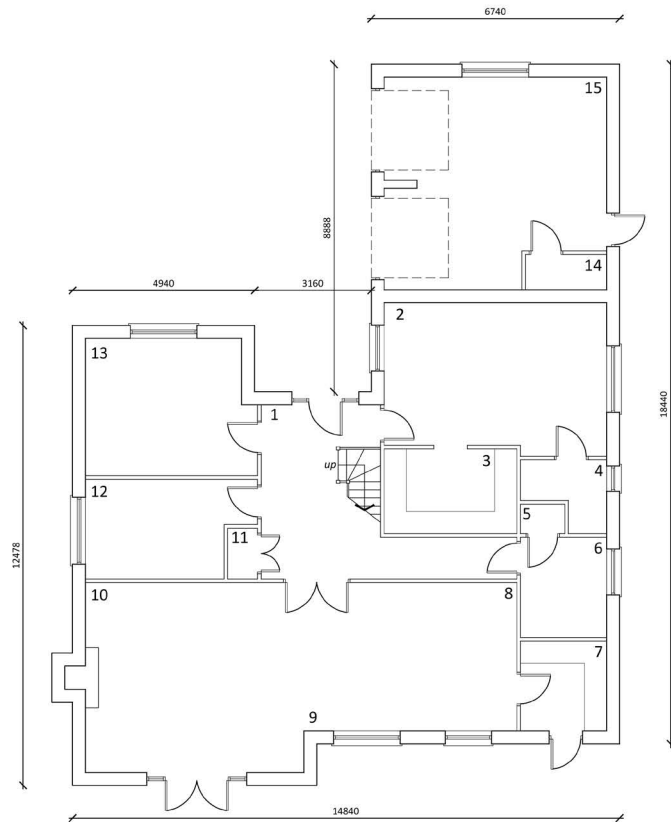
Project

Proposed Dwelling
 The Old Rectory, Stow

Drawing

Proposed Site Plan

| | | |
|-------------------|---------------|-------------------------|
| Scale @ A3 | | Date |
| 1: 500 | | 19/04/23 |
| Drawn By | | Checked By |
| WW | | RJCD |
| Job Number | Status | Purpose of Issue |
| 1569-1 | PL | Planning |



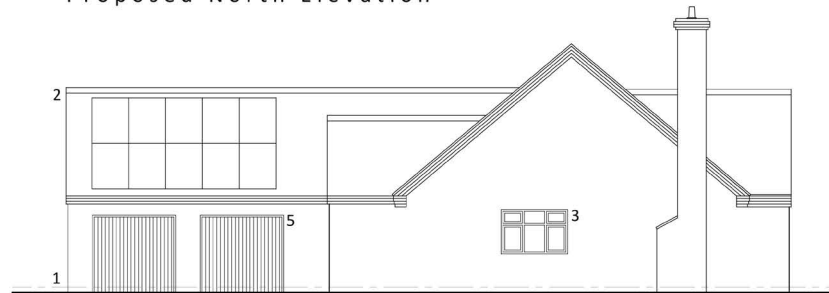
Proposed Ground Floor Plan

Schedule of Accommodation

1. Entrance Hall
2. Master Bedroom
3. Dressing
4. En-suite
5. Cupboard
6. Bath
7. Utility
8. Kitchen
9. Dining
10. Living
11. Cupboard
12. Bedroom / Study
13. Bedroom
14. WC
15. Garage



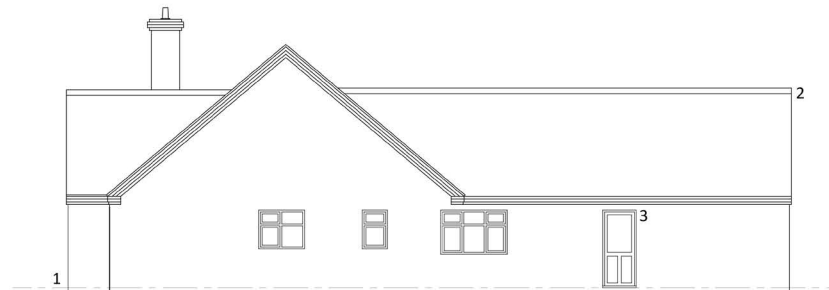
Proposed North Elevation



Proposed West Elevation



Proposed South Elevation



Materials

1. Red facing brickwork
2. Clay Plain Rosemary Tiles
3. UPVC Door and windows
4. PV Array shown indicatively
5. Up and over garage doors

Notes

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| Rev | Description | Date |
|-----|----------------------|------|
| A | Solar panels updated | 02.1 |
| | | D. |

rdc
Robert Doughty
Consultancy

32 High Street, Helpingham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client
Mr and Mrs Reville

Project
Proposed Dwelling
The Old Rectory, Stow

Drawing
Proposed Floor Plans and Elevations

Scale @ A2 1:100
Date 07/03/23

Drawn By PSS
Checked By -

| Job Number | Status | Purpose of Issue |
|------------|--------|------------------|
| 1500-1 | DL | Discussion |

Location

Stow is a highly regarded and historic Lincolnshire village, offering an attractive blend of rural character and everyday convenience. Situated just north of Lincoln, the village enjoys excellent access to the city, surrounding market towns and major road networks, whilst retaining a peaceful countryside atmosphere.

The development occupies an enviable edge-of-village position adjoining open countryside, providing a sense of space, privacy and exclusivity rarely found in modern residential developments.

Mobile

We understand from the Ofcom website there is likely to be mobile coverage from EE, Three, O2 and Vodafone, but interested parties are advised to make their own enquiries with their network.

Broadband

Ofcom suggest that standard, Superfast and Ultrafast broadband is available with a max download speed of 1000 Mbps and a max upload of 1000 Mbps.

Services

The site has services into the site and the road is in place.

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.

Viewing Procedure

Viewing of this site is strictly by appointment with the agents on 01522 504304.

Council Tax

To be confirmed

Agent

James Mulhall 01522 504304 or 07919 694232
lincolnresidential@brown-co.com

Directions - LN1 2DH

From the A15 showground roundabout follow the A1500 until you reach a right hand turn to Sturton by Stow. Continue on Sturton Road then turn right onto Ingham Road and finally right again onto South Drove where the site can be found at the end of the road.

<https://what3words.com/contained.stammer.smart>



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