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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4



Land and Buildings with Full Planning Consent for demolition, and erection of 2 No. Five Bedroom Houses and 1 No. Three Bedroom House Northgate, Pinchbeck, Spalding, Lincs, PE11 3TA

FOR SALE : Offers in Excess of £300,000

'New Build' development for 3 Executive Homes
Pleasant semi-rural setting with open field views
Land area approximately 4,349m²

Additional 'paddock' land adjacent available by separate negotiation

SPALDING 01775 766766 GRANTHAM 01476 565371 BOURNE 01778 420406

ESTATE AGENTS ~ VALUERS ~ AUCTIONEERS ~ SURVEYORS ~ LETTINGS ~ RESIDENTIAL ~ COMMERCIAL ~ AGRICULTURAL



LOCATION

The land and buildings are located at Wisteria Farm, Northgate, approximately 1 mile from Pinchbeck village centre heading towards West Pinchbeck. Pinchbeck offers a good variety of local shops and amenities including Butchers, 'Spar' shops, Pharmacy, Doctors surgery, Take-aways and Hairdressers, as well as a Primary School, and also lies only 2 miles from Spalding, which then provides further Shopping and leisure facilities, as well as good access to Peterborough, where onward fast train journeys are available to London Kings Cross (within 50 minutes). Spalding Railway Station also connects to Lincoln and Doncaster and beyond to the North.

DESCRIPTION

The site extends to approximately 4,349m² and includes the entrance roadway and is shown edged red on the attached Promap plan included in these Particulars (for identification purposes only). Wisteria House, which lies adjacent to part of the site, is in separate ownership.

NOTES:

- The purchaser will be responsible for the costs of removing all existing buildings.
- The purchaser will be required to fence the West and North boundaries with Lincolnshire Post and 3 Rail fencing within 3 months of purchase. All hedging must be set 1.5m inside the fenced boundaries, and Trees planted no closer than 5m inside the fenced boundaries.
- A Right of access to the Pumping Station is reserved over the access roadway at all times.
- The vendor will cease to use the existing access upon completion of a sale.
- There are additional parcels of land to the east and west which could be available for sale by separate negotiation – outlined green and blue. A development overage will apply to these areas.

Full Planning Consent was granted by South Holland District Council - Reference No: H14-0810-23 on 6th December 2023, for the buildings to be demolished and the land being developed for 3 detached Executive homes. A copy of the formal Planning Consent is available from the Council's website - www.sholland.gov.uk – or is available from the Agent's Spalding Office. Included in these Particulars is a copy of the plans determined by the Planning Application which show the designs of the properties.

NB : There are a number of pre-commencement conditions attached to the planning applications and the purchaser will be responsible for compliance with these and all costs associated with all planning conditions.

GENERAL INFORMATION

SERVICES Mains electricity and water are presently connected to the site, however, proposed purchasers must check the availability of services they require by making their own enquiries with the relevant Utility providers. Mains drainage is available in Northgate via a Vacuum pumped mains drainage system, the Pumping Station for which is located adjacent to the entrance of the site.

LOCAL AUTHORITIES Any queries in respect of Planning matters should be addressed direct to South Holland District Council – Planning Department - CALL: 01775 761161
County & Highways: Lincolnshire County Council, County Offices, Newland, Lincoln LN1 1YL
CALL: 01522 552222
Electricity: National Grid - New Supplies - Customer Application Team, Tollend Road, Tipton, DY4 0HH CALL: 0121 623 9007
Water & Sewerage: Anglian Water Customer Services, PO Box 10642, Harlow, Essex, CM20 9HA CALL: 08457 919155



BUILDINGS TO BE DEMOLISHED

CONTRACT Origin Design Studio Ltd has prepared and issued this document to the named client and the named contractor. It is intended to be used in conjunction with the contract documents and our standard conditions of sale and our standard conditions of construction and our approval.

GENERAL NOTES
 This drawing is to be read in conjunction with all other drawings. Do not scale from this or any other drawing. All dimensions are to be checked on site prior to construction or installation. All dimensions should be subject to the attention of the client/builder/contractor for any variations to the drawings. All dimensions should be subject to the attention of the client/builder/contractor for any variations to the drawings.

Ref.	Description
1	As shown on the drawings
2	As shown on the drawings with LCC
3	As shown on the drawings with LCC and highway specification to paving surface
4	Proposed new Trees
5	Proposed new Footings
6	1.2m Green Boundary Timber Fencing
7	1.2m Green Boundary Timber Fencing
8	1.2m Green Boundary Timber Fencing
9	Existing Trees
10	Footprint of the Demolished Building
11	Planning Bay

Ref.	Description	Scale	Date	Rev.
PT1	Site Plan	1:200	10/01/2024	1

Client: **JWE Banks Ltd**

Project File: **Residential Development at Wisteria Farm**

Site Details: **Wisteria Farm, Northgate, Northampton NN1 3TA**

This: **Proposed Site Plan**

Drawing Number: **J1987-PL-02**

Project Code: **AL**

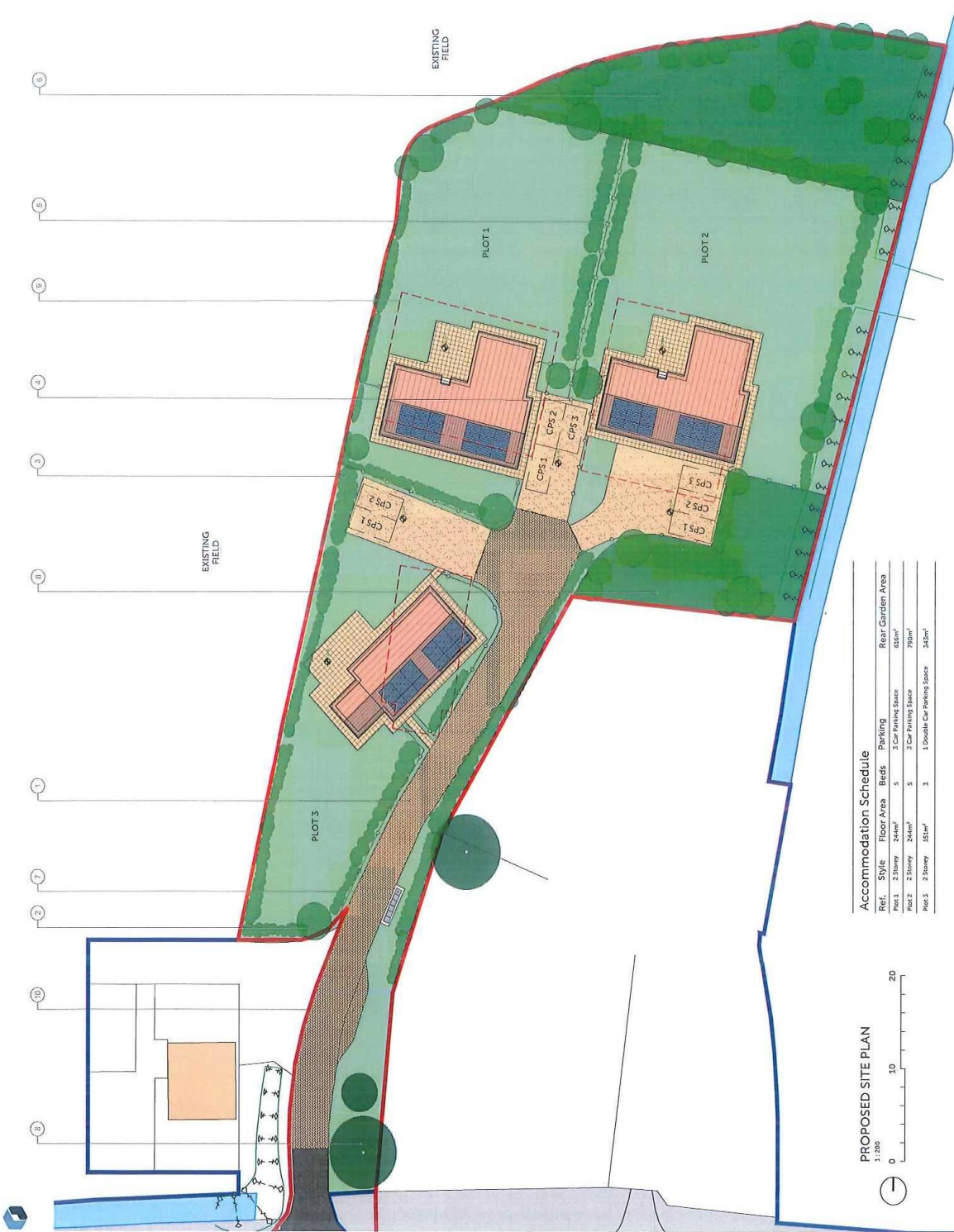


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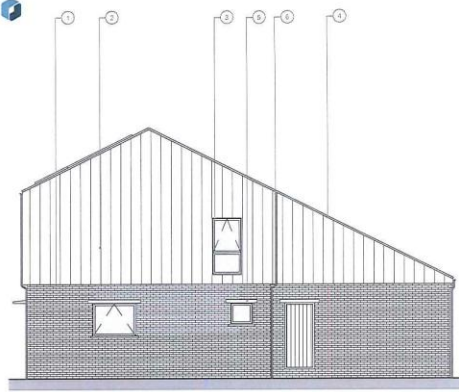
Chartered Practice



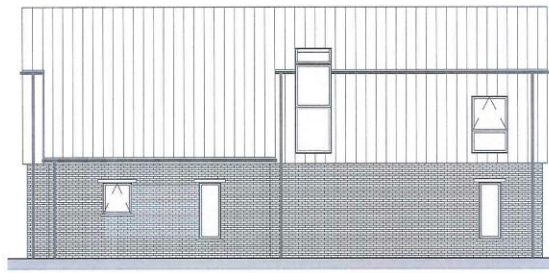
Ref.	Style	Floor Area	Beds	Parking	Rear Garden Area
Plot 1	2 Storey	344m ²	5	3 Car Parking Space	404m ²
Plot 2	2 Storey	344m ²	5	3 Car Parking Space	790m ²
Plot 3	2 Storey	351m ²	5	1 Doublet Car Parking Space	543m ²



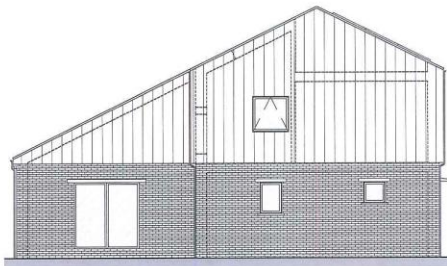
PROPOSED SITE PLAN



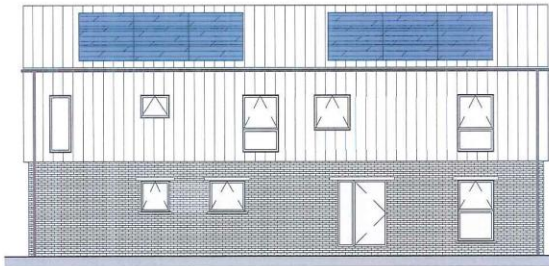
PROPOSED EAST ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50



PROPOSED WEST ELEVATION
1:50



PROPOSED SOUTH ELEVATION
1:50

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Key	Description
1	Black Brick Block
2	Marlwood Green Sandstone/Brick Cladding
3	Marlwood Green Sandstone/Brick Cladding
4	Marlwood Green Sandstone/Brick Cladding
5	Black Liner
6	Marlwood Green

Rev.	Description	Date

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Northants**

Northings: **PE21 5PA**

The PLOT 1 AND 2 ELEVATIONS

Drawing Number: **J1987-PL-11**

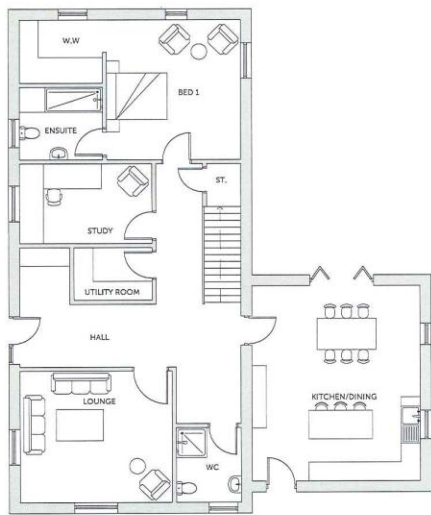
Plot Size: **A2**



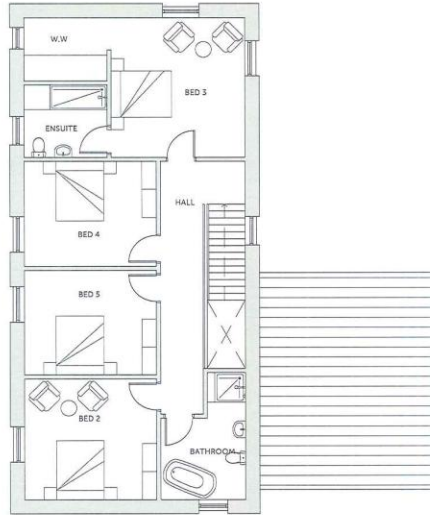
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PROPOSED GROUND FLOOR
1:50



PROPOSED FIRST FLOOR
1:50

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Rev.	Description	Date

Client: **JWE Banks Ltd**

Project Title: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Northants**

Northings: **PE21 5PA**

The PLOT 1 AND 2 - PROPOSED PLANS

Drawing Number: **J1987-PL-10**

Plot Size: **A2**

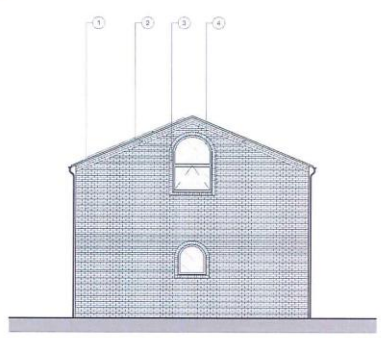


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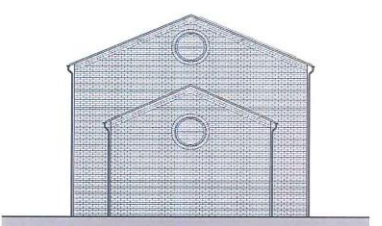
PLOTS 1 AND 2 PROPOSED ELEVATIONS AND PLAN



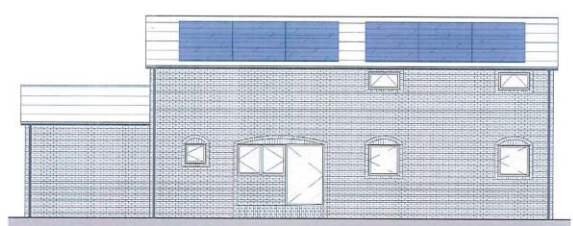
PROPOSED NORTH ELEVATION
1:50



PROPOSED WEST ELEVATION
1:50



PROPOSED SOUTH ELEVATION
1:50



PROPOSED EAST ELEVATION
1:50



COMMENTS
Origin Design Studio has prepared and issued this elevation for the proposed design and associated professional services related to this project. Origin Design Studio accepts no responsibility for any errors or omissions. For information, please refer to the planning consent and our approval.

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Ref	Description
1	Roof Level 2
2	Roof Level 1
3	Roof Level 0
4	Roof Level -1

Client: **JWE Banks Ltd**

Project Name: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Pocklington, North Yorkshire YO21 3TA**

PLOT 3 PROPOSED ELEVATIONS

J1987-PL-13

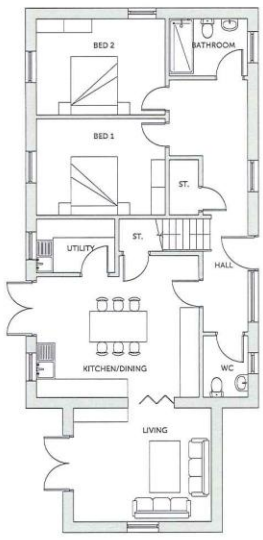
Plot No: **A3**

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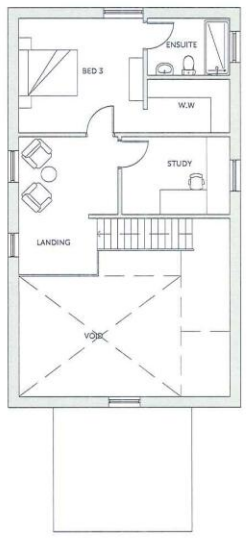
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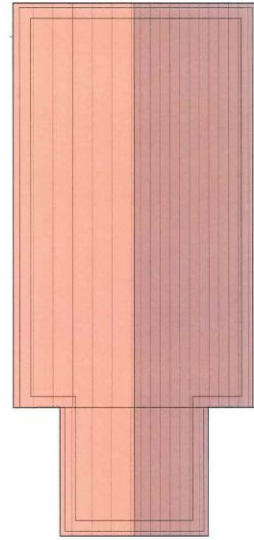
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PROPOSED GROUND FLOOR
1:50



PROPOSED FIRST FLOOR
1:50



PROPOSED ROOF PLAN
1:50



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1	Roof Level 2
2	Roof Level 1
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Client: **JWE Banks Ltd**

Project Name: **Residential Development at Wisteria Farm**

Site Name: **Wisteria Farm, Northgate, Pocklington, North Yorkshire YO21 3TA**

PLOT 3 PROPOSED PLANS

J1987-PL-12

Plot No: **A3**

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PLOT 3 PROPOSED ELEVATION AND PLAN

TENURE Freehold

PARTICULARS CONTENT

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Viewings are by appointment with a copy of particulars to hand. We make every effort to produce accurate and reliable details but if there are any points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

Ref: S11396 /May 2024

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