



G.R. MERCHANT LTD
Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach
Spalding • Lincolnshire • PE12 7EE
Telephone: 01406 490800
e-mail: gr.merchant@btconnect.com
www.grmerchantltd.co.uk

Ref: 3146-17

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

FOR

D BROWN (BUILDING CONTRACTORS) LTD



PLANNING, DESIGN & ACCESS STATEMENT

**RESIDENTIAL DEVELOPMENT
OFF HIGHSTOCK LANE
GEDNEY HILL
SPALDING
LINCS
PE12 0QG**

This application is to acquire Town & Country Planning Permission for residential development off Highstock Lane, Gedney Hill for the benefit of D Brown Building Contractors Ltd.

Gedney Hill is allocated as a Minor Service Centre within the SELLP 2011-2036 adopted March 2019 to provide 120 new homes.

However, during the consultation process published in January 2017, two major parcels of land Geh003 & Geh015 were seen as undeliverable until Anglian Water have installed a suitable foul water system, therefore, other sites within Gedney hill have now been granted permission to help with the housing numbers. Geh003 housing allocation was 67 properties and Geh015 housing allocation was 29 properties this means a shortfall of 96 properties.

Policy 17 of the SELLP 2011-2036 adopted March 2019 states a mixture of housing is to be provided as 2-3 bedroom properties are in a higher demand and Policy 18 is affordable housing.

Policy 17: Providing a Mix of Housing

The provision of new houses will seek to meet the long term needs of the Plan area in order to maintain and provide mixed, inclusive and sustainable communities. Family homes of two or three are in highest demand for both the market and affordable housing sectors and one bedroom homes are also required to meet affordable needs.

A growing ageing population with the increasing likelihood of mobility and disability needs to be met also make up over 10% of housing needs over the Plan period and these should be met through provision of homes capable of adaption and also through specialist care home provision. With a decreasing ability to access everyday facilities independently and an increasing need for healthcare, specialist care home provision should be located in the most sustainable settlements e.g. Sub-Regional Centres and Main Service Centres.

The Local Plan will also seek to meet the housing needs of non travelling Gypsy and Traveller households and also custom and self builders as they may come forward.

Policy 18: Affordable Housing

In South East Lincolnshire the following need for affordable housing has been identified:

- A. In Boston Borough about 263 new affordable dwellings per annum, equating to over 80% of the overall annual housing needs; and*
- B. In South Holland about 282 new affordable dwellings per annum, equating to about 60% of the overall housing need.*

The affordable housing need will be sought on:

- 1. Market housing sites of 11 or more dwellings (residential developments with an internal floor area of 1000sqm or more with a requirement of:
 - i. About 20% being affordable housing in sites in Boston Borough; and*
 - ii. About 25% being affordable housing on sites in South Holland**
- 2. Sites proposed by developers specifically for affordable housing; and*
- 3. Rural Exception Sites.*

The proportion of affordable housing can be provided on market housing sites may vary according to the site specific considerations such as viability, other infrastructure requirements and the type of affordable housing needs to be met. The following provision will be sought in each Local Plan Area:

- 4. On sites in Boston Borough a mix of about 75% affordable for rent and about 25% intermediate housing for sale; and*
- 5. On sites in South Holland District a mix of about 70% affordable for rent and about 30% intermediate housing for sale.*

Affordable for rent may include social rented, affordable rented or intermediate rented and intermediate housing for sale may include shared ownership, shared equity and stater homes depending on the identified need.

On site provision will be required. Where circumstances relating to the delivery of affordable housing make it impractical to deliver affordable housing on site, developers will provide sound evidence to the Local Authority why on site provision cannot be achieved. Where such evidence is accepted by the Local Authority the developer will be expected to make equivalent off-site provision or a financial contribution to enable the need to be met elsewhere. In Boston Borough this will be elsewhere in the sub area in which the site is located (either: Boston, North/East Parishes or South/West Parishes). In South Holland elsewhere is anywhere in the District.

As part of the mix of affordable housing, developments should also consider needs for specialist accommodation and how a site could contribute towards delivering them. This may include provision for affordable Gypsy, Traveller and Travelling Showpersons pitches and plots in line with any needs identified in the latest Gypsy and Traveller Accommodation Assessment or Strategic Housing Marketing Assessment. This would include the needs of those communities who are identified either within or outside the Government's definition set out in Planning Policy for Traveller Sites.

Having acquired Planning Permission for the frontage development under reference H07-0015-20 and H07-1178-18 this site has a lot of Planning history.

However, Gedney Hill has changed since we submitted the first application for the development in November 2018. Many different Planning Applications have been submitted and approved namely:

H07-1205-18, H07-0284-19 & H07-0285-19 at Highstock Lane

H07-0922-19 at Hillgate

H07-0821-16, H07-0622-17, H07-0981-17, H07-0037-18 & H07-1213-19 all Outline approved along West Drove South

H07-0880-18, H07-0817-19, H07-0974-19, H07-0249-20 & H07-0663-20 all fully approved along West Drove South

Over the years G R Merchant Ltd have been commissioned by various clients for self-build or obtain Planning Permission for large family homes which are normally priced in the region of £300,000 - £500,000.

Our clients, D Brown Building Contractors Ltd, are finding trying to sell and secure offers on their new properties plots 1-5 (bungalows) is proving very difficult with 1/3rd of an acre plots. They have had many viewings and their Estate Agents have had many setbacks relating to the price and amount of land available with the plots, therefore, this has made the properties extremely hard to find interest let alone an offer or sale. The Estate Agents have been asked for new bungalows in the value range of £200,000 - £250,000, which sits in a better and more affordable price bracket.

D Brown Building Contractors Ltd are offering plots 1 and 2 and 4 and 5 to be 2 bedroom affordable housing for sale at 80% market value (forever) for first time buyers within the village. D Brown Building Contractors Ltd are known for providing affordable housing schemes all over the district. The tenure for these houses will be the same as one of their recent developments of six units at Holbeach Hurn.

Therefore, we submit a new scheme complying with Policy's 17 & 18 of the SELLP 2011-2036 adopted March 2019 as the most recent permissions granted above have not provided a mixture of housing, mainly 2 or 3 bedroom properties as these are in a greater need. Within the sites mentioned above 25 properties have permission, however, none of these have been allocated for affordable housing, therefore, my client would like to deliver 4 affordable dwellings within this development. Therefore making Gedney Hill a viable or affordable Minor Service Centre, which has not been supplied or catered for yet.

We have submitted a pre-application enquiry; however, this has seen negative comments I regard to the form of depth development. We don't dispute the fact that Highstock Lane has mainly frontage development, but over the last few years the junction and surrounding

land around Highstock Lane has seen backland development and cul-de-sac developments, mainly (as shown on the attached plan):

- Hillgate, Gedney Hill (Pink)
- Sycamore View off Station Road (Green)
- Station Road/Highstock Lane (Yellow)
- Huberts Close (Blue)

This application statement demonstrates that the site is capable of being developed without detrimental impact on the character of the surrounding area and in the absence of any adverse impacts, Paragraph 11 of the NPPF indicates that Planning Permission should be granted.

The following section of this statement is as suggested by “The Commission for Architecture and the Built Environment” (CABE)

USE

The application site, which amounts to 0.46 hectares, is immediately off Highstock Lane and sits at the top of the junction surrounding by a mixture of dwellings.

AMOUNT

The number of dwellings have been determined on the demand of requirement from prospective purchasers and the need for more affordable priced dwellings. An enquiry has been made to Angela Doherty of SHDC to ask for the specific or particular housing requirements for Gedney Hill.

SCALE

Again, the scale of the development has been determined on research and requirements of Gedney Hill allowing for good sized 2 bedroom houses and bungalows.

APPEARANCE

Architectural design and appearance of the properties will match recently approved development under construction namely plots 4-9, by using the same landscaping, boundary treatments and external materials.

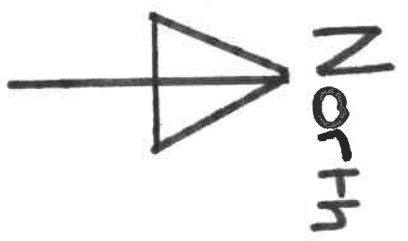
ACCESS

Access to the proposed site will be via an adopted road for the first 40m with a suitable turning head and a refuse collection area. The remainder will be a private roadway of 4.1m wide to plots 4-10. The highways state a private roadway can be achieved at 4.1m wide with 5 or more dwellings as long as the carriageway is less than 100 yards.

All reports are submitted with this application that have already been approved in the previous applications.

S L Darlow

November 2020





AWAITING
IMAGE

AWAITING
IMAGE

Building Plots - Highstock Lane

£120,000

Added on 24/06/2020

MARKETED BY

Longstaff, Spalding

5 New Road Spalding PE11 1BS



Call agent: 01775 547009

No floorplan



Key features

- Situated Close to the Centre of Gedney Hill Village
- Views over open countryside
- Outline Planning Consent Granted for an Indicative Layout of 6 Dwellings

Property description

Tenure: Freehold

LOCATION The site is situated on the north side of Highstock Lane in a rural location, just south-east of the Village of Gedney Hill.

Village amenities include a Primary School, Church and Golf Club, and further shopping facilities and Secondary Schools are located in the nearby towns of Spalding (14 miles) and Wisbech (11 miles). The city of Peterborough is located just 15 miles south-west. The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 people (2013 figures from South Holland District Council's website).

DESCRIPTION The whole site extends to approximately 0.54 Hectares (1.33 Acres) and has direct frontage onto the adopted highway of Highstock Lane. The site offered for sale is shown edged red on the plans included in these Particulars (for identification purposes only). There are existing residential properties located immediately to the north-west and south-east boundaries of the site, and the rear of the site is open onto agricultural land to the north-east.

TENURE Freehold with vacant possession upon completion.

SERVICES It is believed that mains electricity and water are available for connection, however, neither the Vendors nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

There is no mains drainage available and will require the installation of private treatment per plot, as well as a soakaway for surface water drainage.

PLOT AVAILABILITY/DIMENSIONS

Plot 1 - SOLD

Plot 2 - SOLD

Plot 3 - SOLD

Plot 4 - AVAILABLE - 19.5m x 43m

Plot 5 - AVAILABLE - 19.5m x 42.5m

Plot 6 - AVAILABLE - 22.5m x 43m

FURTHER PLOTS There are a further 7 plots available in addition to those in these sales particulars to the

south of Highstock Lane

PLANNING CONSIDERATIONS Outline Planning Consent has been granted by South Holland District Council - Reference No: H07-0945-17, dated 4th December 2017 for the development of the site and the plans included in the Outline Planning Consent show an indicative site layout of 6 residential units. This outline planning consent included a planning condition limiting these dwelling to a maximum combined gross floor space of no more than 1000 square meters. Subsequently a further successful planning application was granted on 11th June 2019 - Reference No: H07-0285-19 to vary this condition in effect removing it

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consent is available from the Council's website: or from the Agent's Spalding Office. Included in these Particulars is a copy of the plan determined on the Planning Application which shows the indicative layout for the outline application.

Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL:

The purchaser will be responsible for fencing the boundaries of the plot.

Brochures

[Property Brochure](#)

rightmove

AWAITING
IMAGEAWAITING
IMAGE

Highstock Lane, Gedney Hill

£120,000

Added on 24/06/2020

MARKETED BY

Longstaff, Spalding

5 New Road Spalding PE11 1BS



Call agent: 01775 547009

No floorplan



Key features

- Situated Close to the Centre of Gedney Hill Village
- Views over open countryside
- Outline Planning Consent Granted for an Indicative Layout of 6 Dwellings and Further Outline Plannin

Property description

Tenure: Freehold

LOCATION The site is situated on the south side of Highstock Lane in a rural location, just south-east of the Village of Gedney Hill.

Village amenities include a Primary School, Shop and Post Office, Village Hall, Church and Golf Club. Further shopping facilities and Secondary Schools are located in the nearby towns of Spalding (14 miles) and Wisbech (11 miles). The city of Peterborough is located just 15 miles south-west. The population for Spalding is approximately 29,000 and the District of South Holland has a population of around 90,000 people (2013 figures from South Holland District Council's website).

DESCRIPTION The whole site extends to approximately 0.75 Hectares (1.85 Acres) and has direct frontage onto the adopted highway of Highstock Lane. The site offered for sale is shown edged red on the plans included in these Particulars (for identification purposes only). The rear of the site is open onto agricultural land to the south-west.

TENURE Freehold with vacant possession upon completion.

SERVICES It is believed that mains electricity and water are available for connection, however, neither the Vendors nor the Agents make any guarantees as to the availability of services and interested parties must make their own enquiries direct with the service providers concerned as to the availability, practicality and cost of providing all necessary services to the site as required.

There is no mains drainage available and will require the installation of private treatment per plot, as well as a soakaway for surface water drainage.

PLOT AVAILABILITY/DIMENSIONS Plot 2 has Sold, all other seven Plots are available.

Plot 1: 19m x 47m Plot 2: Sold Plot 3: 19m x 47m Plot 4: 19m x 46.5m

22m x 46m Plot 5: 19.5m x 46m Plot 6:

FURTHER PLOTS There are a further 3 plots available in addition to those in these sales particulars to the north of Highstock Lane

PLANNING CONSIDERATIONS Outline Planning Consent has been granted by South Holland District Council - Reference No: H07-0059-18, dated 27th March 2018 for the development of the site for an indicative site layout of 6 residential units. This outline planning consent included a planning condition limiting these dwelling to a maximum combined gross floor space of no more than 1000 square meters. Subsequently a further successful planning application was granted on 12th June 2019 - Reference No: H07-0284-19 to vary this condition in effect removing it. The two further residential units (being the two western most plots) have been granted Outline Planning Consent - Reference No: H07-1205-18, dated

27th February 2019, there is no restriction on floor areas on these plots either.

Prospective purchasers' attention is drawn to the various conditions attached to the Planning Consent and the purchaser will be responsible for all costs associated with fulfilling such conditions. A copy of the formal Planning Consent is available from the Council's website: or from the Agent's Spalding Office. Included in these Particulars is a copy of the plan determined on the Planning Application which shows the indicative layout for the outline application.

Any queries in respect of planning matters should be addressed direct to the Planning Department at South Holland District Council - CALL:

The purchaser will be responsible for fencing the boundaries of the plot.

Brochures

Property Brochure

rightmove 



NEW HOME

Hillgate, Gedney Hill, Spalding

£285,000

Added on 02/10/2020

MARKETED BY

**City & County (UK) Ltd,
Crowland**

11 North Street Crowland PE6
0EG



Call agent: 01733 663102

PROPERTY TYPE

 **Detached Bungalow**

BEDROOMS

 **x2**

BATHROOMS

 **x2**

SIZE

 **939 sq. ft.**
(87 sq. m.)



Key features

- New Build
- Village Location
- Two Bedrooms
- Enclosed Landscaped Garden
- Builders Warranty
- Detached Bungalow
- Luxury Kitchen
- En-Suite to Master
- Garage with Electric Roller Doors
- EPC - awaiting

Property description

NO CHAIN - Brand New detached bungalow located in the popular Lincolnshire village of Gedney Hill, approximately 7 miles from the Historic Market town of Crowland and over 900 square ft of luxury accommodation which briefly comprising of, Entrance hall, modern Kitchen with complimentary quartz work surfaces over, integrated fridge, freezer and dishwasher, built-in electric oven with induction hob and extractor hood over, TWO bedrooms with an en-suite to the master plus a separate three piece suite bathroom, underfloor heating and all internal doors will be of oak finish. The rear garden will be turfed with a patio area and the garage will have electric roller doors. The property will have uPVC double glazing throughout and the central heating is air source.

Entrance Hall - uPVC double glazed obscure entrance door. Two doors to storage cupboards, doors to:

Living Room - 4.19m x 5.22m (13'9" x 17'2") - Two uPVC windows to the rear. Double doors leading to the garden.

Kitchen - 3.67m x 2.78m (12'0" x 9'1") - uPVC double glazed window to the front. Fitted with a matching range of base and eye level units, with champagne polished marble effect worktop space over, sink unit with single drainer and mixer tap. Integrated larger fridge, freezer and dishwasher, fitted electric oven, built-in four ring hob with extractor hood over, tiled flooring.

Master Bedroom - 4.78m x 4.92m (15'8" x 16'2") - uPVC double glazed bay window to the front and uPVC double glazed window to the side. Door to:

En-Suite Shower Room - Obscure uPVC double glazed window to the side. Fitted with a three piece suite comprising of, tiled shower enclosure with fitted shower, wash hand basin with tiled splashbacks, close coupled WC and heated towel rail, extractor fan and ceramic tiled flooring.

Bedroom 2 - 3.34m x 4.08m (10'11" x 13'5") - uPVC double glazed window to the rear. Laminate flooring.

Bathroom - uPVC double glazed window to the side. Fitted with a three piece suite comprising of bath, pedestal wash hand basin and close coupled WC, tiled splashbacks, heated towel rail, extractor fan and tiled flooring.

Outside - To the front of the property, there is a driveway which will provide off-road parking and a garage to the side. To the rear of the property, the garden is enclosed by timber fencing and will have a patio and a laid lawn.

Epc - Awaiting - Energy Efficiency Rating:

Environmental Impact Rating:

Draft Details Awaiting Vendors Approval -

Brochures

Brochure

Hillgate, Gedney Hill, Spalding

rightmove 



Hillgate, Gedney Hill, Spalding

£300,000

Added on 02/10/2020

MARKETED BY

**City & County (UK) Ltd,
Crowland**

11 North Street Crowland PE6
0EG



PROPERTY TYPE

 **Detached Bungalow**

BEDROOMS

 **x3**

Call agent: 01733 663102

BATHROOMS

 **x2**

SIZE

 **1,048 sq. ft.**
(97 sq. m.)



Key features

- Village Location
- Detatched Bungalow
- Luxury Kitchen
- En-suite plus Bathroom
- Single Garage & Off-Road Parking
- New Build
- 18ft Living Room
- Three Bedrooms
- Enclosed Garden
- EPC - awaiting

Property description

Brand New detached Bungalow (still under construction) located In the Lincolnshire village of Gedney Hill, approximately 7 miles from Crowland. Built by a local builder to a high standard throughout. The property has uPVC double glazing, air source central heating with underfloor heating, oak panel doors throughout and bespoke kitchen with integrated appliances. Accomodation briefly comprises of, Entrance hall, Luxury Kitchen with complimentary quartz worksurfaces, 18ft Living room, THREE bedrooms, En-suite to Master and a separate Bathroom. To the rear presents a lawned garden and patio and to the side of the property has a single garage with remote electric roller doors. Builders Warranty.

Entrance Hall - uPVC double glazed obscure entrance door. Doors to:

Living Room - 5.74m x 4.41m (18'10" x 14'6") - Two uPVC double glazed windows to the rear, uPVC double glazed window to the side and uPVC double glazed double doors leading to the garden.

Kitchen - 3.47m x 4.41m (11'5" x 14'6") - uPVC double glazed window to the front. Fitted with a matching range of base and eye level units with quartz worktop space over, sink unit with single drainer and mixer tap. Integrated fridge/freezer, dishwasher and washing machine, built-in electric oven and hob with extractor hood over.

Master Bedroom - 3.29m x 3.63m (10'10" x 11'11") - uPVC double glazed window to the front. Door to:

En-Suite Shower Room - Fitted with a three piece suite comprising of, tiled shower enclosure with fitted shower, wash hand basin vanity unit and close coupled WC with tiled splashbacks.

Bedroom 2 - 4.13m x 3.31m (13'7" x 10'10") - uPVC double glazed window to the rear.

Bedroom 3 - 2.86m x 2.95m (9'5" x 9'8") - uPVC double glazed window to the rear.

Bathroom - uPVC obscure double glazed window to the side.

Outside - To the front of the property, there is a driveway which provides off-road parking and a garage to the side. To the rear of the property, the garden is enclosed by timber fencing and will have a patio and a laid lawn.

Epc - Awaiting - Energy Efficiency Rating:

Environmental Impact Rating:

Draft Details Awaiting Vendors Approval -

Brochures

Brochure

Hillgate, Gedney Hill, Spalding

rightmove **NEW HOME****Gedney Hill, Spalding, PE12****£375,000**

Added on 15/09/2020

MARKETED BY

Pygott & Crone, Spalding10 Bridge Street, Spalding, PE11
1XA**Call agent: 03339 873724**

PROPERTY TYPE

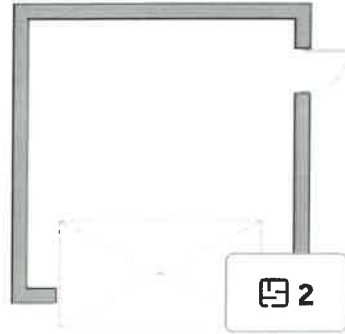
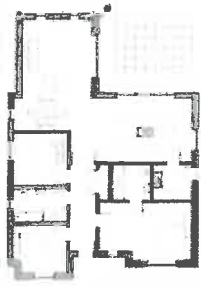
 **Bungalow**

BEDROOMS

 **x3**

BATHROOMS

 **x2**



Key features

- Stylish Homes
- 3 bedrooms
- Road frontage
- High specifications
- Bungalow
- 1/3 acre plots sts
- Double garage
- NHBC Warranty

Property description

Tenure: Freehold

An excellent opportunity to purchase a BRAND NEW executive bungalow set upon an approximate 1/3 acre plot, its own road frontage driveway and a detached double garage.

The accommodation comprises: Entrance hall, three bedrooms with an en-suite shower room to the main bedroom, separate utility room, main bathroom with separate shower and bath, a open plan kitchen dining living room with bi folding doors to the rear garden.

Specification to include: Oak internal doors, Bi folding doors to the garden, High specification kitchen to include integrated appliances & wine cooler, choice of floor coverings, underfloor heating, Air source heating, electric garage doors, 10 year NHBC warranty to name a few.

Some finishes may be personalised depending on the stage of the build.

Contact Pygott & Crone for further information.

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.

Please note all specification is subject to change. The internal images are to be used as examples only and are from similar builds.

ENTRANCE HALL

OPEN PLAN KITCHEN/DINER/LOUNGE

24' 5" x 12' 11" (7.43m x 3.94m)

UTILITY ROOM

7' 10" x 7' 3" (2.4m x 2.22m)

BEDROOM 1

18' 8" x 11' 11" (5.68m x 3.62m)

EN SUITE

7' 9" x 7' 3" (2.37m x 2.2m)

BEDROOM 2

10' 11" x 10' 10" (3.32m x 3.3m)

BEDROOM 3

10' 11" x 9' 11" (3.32m x 3.03m)

BATHROOM

10' 11" x 6' 11" (3.32m x 2.11m)

OUTSIDE

GARAGE

17' 11" x 17' 11" (5.46m x 5.46m)

Brochures

[Full Brochure](#)

rightmove **NEW HOME****Gedney Hill, Spalding, PE12****£375,000**

Added on 15/09/2020

MARKETED BY

Pygott & Crone, Spalding10 Bridge Street, Spalding, PE11
1XA**Call agent: 03339 873724**

PROPERTY TYPE

 **Bungalow**

BEDROOMS

 **x3**

BATHROOMS

 **x2**



Key features

- Stylish Homes
- 3 bedrooms
- Road frontage
- High specifications
- Bungalows
- 1/3 acre plots sts
- Double garage
- NHBC Warranty

Property description

Tenure: Freehold

An excellent opportunity to purchase a brand new executive bungalow set upon an approximate 1/3 acre plot, its own road frontage driveway and a detached double garage.

The accommodation comprises: Entrance hall, three bedrooms with an en-suite shower room to the main bedroom, separate utility room, main bathroom with separate shower and bath, a open plan kitchen dining living room with bi folding doors to the rear garden.

Specification to include: Oak internal doors, Bi folding doors to the garden, High specification kitchen to include integrated appliances & wine cooler, choice of floor coverings, underfloor heating, Air source heating, electric garage doors, 10 year NHBC warranty to name a few.

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Please note all specification is subject to change. The internal images are to be used as examples only and are from similar builds.

ENTRANCE HALL

OPEN PLAN KITCHEN/LOUNGE/DINER

26' 11" x 22' 6" (8.21m x 6.86m)

UTILITY ROOM

13' 1" x 5' 10" (4m x 1.78m)

BEDROOM 1

13' 1" x 12' 5" (4m x 3.78m)

EN SUITE

9' 6" x 5' 7" (2.9m x 1.71m)

BEDROOM 2

10' 10" x 13' 1" (3.31m x 3.98m)

BEDROOM 3/STUDY

10' 10" x 11' 11" (3.31m x 3.63m)

BATHROOM

13' 1" x 7' 0" (4m x 2.13m)

OUTSIDE

GARAGE

17' 11" x 17' 11" (5.46m x 5.46m)

Brochures

[Full Brochure](#)

rightmove 



AWAITING
IMAGE

AWAITING
IMAGE

SOLD STC

West Drove South, Gedney Hill, Spalding

£399,000

Added on 29/10/2019

MARKETED BY

**City & County (UK) Ltd,
Crowland**

11 North Street Crowland PE6
0EG



Call agent: 01733 663102

PROPERTY TYPE

 **Detached**

BEDROOMS

 **x4**

BATHROOMS

 **x2**



1

Key features

- Countryside/village Location
- Quality Build Local Builder
- Tiled Bathrooms
- Electric Garage Doors
- Gravel Driveway
- Stunning Views
- Chance To Choose Finishes, Including Kitchen, Bathrooms & Finishes
- Oak Internal Doors
- Large Garden
- EPC: awaited

Property description

COMING SOON.....

City and County are very pleased to present for sale this bespoke and individual detached luxury dwelling located in the popular Lincolnshire Village of Gedney Hill approximately 10 minutes drive from the Historic Market town of Crowland and approximately 15 minutes from Spalding. The property is currently under construction by GJM property Holdings Ltd, an established company with a reputation for high quality and an individual build . Over 2200 sq ft of luxury and versatile accommodation comprises of: reception hall, 20 ft Living room, 26ft Luxury Kitchen / Breakfast room with an island unit and folding doors to the rear garden superb for alfresco dining and entertaining, separate Utility, Dining room and Cloakroom. Stairs lead to a galleried landing, four Bedrooms, two En-suites plus a Family Bathroom. Outside to the front is an extensive driveway providing generous parking/turning leading to the Double Garage. Gardens will be situated to both front and rear.

Please call for more information.

Key Features - •Countryside/village location

- Stunning views
- Quality build local builder
- Chance to choose finishes, including Kitchen, bathrooms & finishes
- Tiled bathrooms
- Oak internal doors
- Electric garage doors
- Large Garden
- Gravel driveway
- Underfloor heating, air source

Entrance Hall - 3.75m x 2.62m (12'4" x 8'7") - Two windows to front, stairs, double doors to storage

cupboard, door to:

Dining Room - 3.75m x 3.55m (12'4" x 11'8") - Window to front.

Living Room - 6.14m x 4.49m (20'2" x 14'9") - Box window to front.

Kitchen/Breakfast Room - 4.12m x 8.02m (13'6" x 26'4") - Window to rear, folding door leading to garden, door to:

Utility Room - 4.12m x 3.55m (13'6" x 11'8") - Window to rear, door to:

Cloakroom - 1.19m x 1.89m (3'11" x 6'2") - Window to side.

Landing - uPVC double glazed window to front, double doors to storage cupboard, door to:

Master Bedroom - 3.84m x 4.57m (12'7" x 15'0") - Box window to front, door to:

En-Suite - 2.20m x 2.04m (7'3" x 6'8") -

Bedroom 2 - 4.12m x 4.57m (13'6" x 15'0") - Window to rear, door to:

En-Suite Shower Room - 2.20m x 2.43m (7'3" x 8'0") -

Bedroom 3 - 4.12m x 3.55m (13'6" x 11'8") - Window to rear.

Bedroom 4 - 3.75m x 3.55m (12'4" x 11'8") - Window to front.

Outside - Double garage and gardens.

Epc: Awaiting - Energy Efficiency Rating:

Environmental Impact rating:

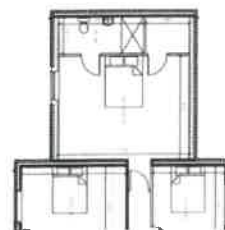
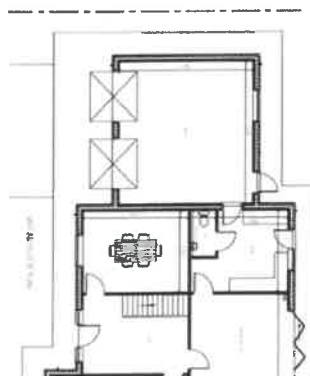
Double Garage - 6.00m x 5.93m (19'8" x 19'5") -

Brochures

West Drove South, Gedney Hill, Spalding

Brochure

rightmove 



SOLD STC

West Drove South, Gedney Hill, Spalding

£435,000

Added on 08/06/2020

MARKETED BY

**City & County (UK) Ltd,
Crowland**

11 North Street Crowland PE6
0EG



Call agent: 01733 663102

PROPERTY TYPE

 **Detached**

BEDROOMS

 **x5**

BATHROOMS

 **x2**



Key features

- Countryside/village Location
- Quality Build Local Builder
- Tiled Bathrooms
- Electric Garage Doors
- Gravel Driveway
- Stunning Views
- Chance To Choose Finishes, Including Kitchen, Bathrooms & Finishes
- Oak Internal Doors
- Large Garden
- EPC: Awaitng

Property description

City and County are very pleased to present for sale this bespoke and individual DETACHED dwelling, one of two currently under construction located in the popular Lincolnshire village of Gedney Hill approximately 10 minutes drive from the popular and historic market town of Crowland and approximately 15 minutes drive from Spalding.

The property is built by GJM property holdings an established family run company with a reputation for a high quality and bespoke build. The accommodation comprises a spacious reception hall, living room, luxury kitchen breakfast room, generous sized utility and cloakroom, dining room and stairs leading to a galleried landing. There are also five bedrooms, two with en-suites plus a family bathroom. A DOUBLE garage and a driveway providing off road parking is also a bonus plus an enclosed rear garden. Call today for a viewing.

Choices - ake this home truly yours with our extensive range of choices. Whether it's a traditional or contemporary theme that inspires you we offer a wide choice of options as standard, including Neff kitchen appliances, kitchen facias, wall paint, internal doors & door furniture. Karndean luxury flooring to all Kitchens, Bathrooms, En Suites, Cloakrooms and Utility Rooms. Ideal Standard Concept Air range for Bathrooms and En suites.

Ask our Sales Team about our optional upgrade such as kitchen appliances, Oak doors and metallic electrical fittings. If you are unsure what to choose, we have two design options that our interior designer has put together, so whether it is a contemporary edge or traditional feel you prefer you can relax knowing it's all been professionally put together for you.

Key Features - •Countryside/village location

- Stunning views
- Quality build local builder

- Chance to choose finishes, including Kitchen, bathrooms & finishes
- Tiled bathrooms
- Oak internal doors
- Electric garage doors
- Large Garden
- Gravel driveway
- Underfloor heating, air source

Epc: Awaiting - Energy Efficiency Rating :
Environmental Impact rating:

Draft Details Awaiting Vendors Approval -

Brochures

Brochure

West Drove South, Gedney Hill, Spalding

rightmove



1/8



NEW HOME

Gedney Hill, Spalding, PE12

£525,000

Added on 15/09/2020

MARKETED BY

Pygott & Crone, Spalding

10 Bridge Street, Spalding, PE11
1XA



Call agent: 03339 873724

PROPERTY TYPE

 **Detached**

BEDROOMS

 **x4**

BATHROOMS

 **x5**



Key features

- Stylish Homes
- 4 bedroom
- Road frontage
- High specifications
- House
- 1/3 acre plots sts
- Double garage
- NHBC Warranty

Property description

Tenure: Freehold

- BRAND NEW -

A stunning contemporary four bedroom, all with ensuite detached house with open glass front set on their own spacious approx. 1/3 acre plots, road frontage driveways and a detached double garage. The accommodation comprises; Entrance hall with centre staircase, study, living room, downstairs cloakroom, open kitchen dining living space with bi folding doors to the rear, separate utility to the ground floor. The first floor boasts four double bedrooms each with ensuite shower rooms plus the family bathroom. Externally each house has its own driveway leading onto the double garage. Specification to include: Oak internal doors, Bi folding doors to the garden, High specification kitchen to include integrated appliances & wine cooler, choice of floor coverings, underfloor heating, Air source heating, electric garage doors, 10 year NHBC warranty to name a few. Some finishes may be personalised depending on the stage of the build. Contact Pygott & Crone for further information.

Floorplans and measurements are taken from architectural drawings and are for guidance purposes only. Computer generated images are not to scale. Finishes and materials may vary and landscaping is illustrative only.

Please note all specification is subject to change. The internal images are to be used as examples only.

ENTRANCE HALL

9' 7" x 15' 5" (2.91m x 4.7m)

LOUNGE

13' 5" x 19' 1" (4.1m x 5.82m)

STUDY

10' 6" x 11' 6" (3.2m x 3.5m)

WC

6' 3" x 31' 2" (1.9m x 9.5m)

KITCHEN/DINING ROOM

25' 11" x 16' 5" (7.91m x 5m)

UTILITY ROOM

7' 10" x 12' 10" (2.4m x 3.9m)

FIRST FLOOR LANDING

BEDROOM 1

13' 5" x 15' 2" (4.1m x 4.62m)

EN SUITE

5' 1" x 7' 11" (1.55m x 2.41m)

BEDROOM 2

14' 8" x 12' 1" (4.46m x 3.69m)

EN SUITE TO BEDROOM 2

5' 1" x 7' 11" (1.55m x 2.41m)

BEDROOM 3

11' 11" x 12' 1" (3.64m x 3.69m)

EN SUITE BEDROOM 3

5' 1" x 7' 11" (1.55m x 2.41m)

BEDROOM 4

10' 6" x 11' 6" (3.2m x 3.5m)

EN SUITE TO BEDROOM 4

5' 1" x 7' 11" (1.55m x 2.41m)

BATHROOM

OUTSIDE

GARAGE

17' 11" x 17' 11" (5.46m x 5.46m)

Brochures

Full Brochure