SITE AREA = 40,220 M²

POS AREA = 7356 M² (18.29%)



House Type Schedule - Open Market				
House Type	Sqft	Storeys	Beds	No of
Aire	902	2	3b 5p	5
Rutland	1081	2	3b 5p	3
Stamford	1560	2	4b 7p	2
Usk	732	2	2b 4p	2
Camellia	1260	1	3b 5p	11
Leicester	1096	1	3b 5p	11
Trent	1415	1	3b 5p	5
York	1363	1	3b 5p	6
			Total	45

House Type Schedule - Affordable Housing Rented / Shared Ownership				
House Type	Sqft	Storeys	Beds	No of
★ A575	575	2	1b 2p	4
★ A732	732	2	2b 4p	6
★ A902	902	2	3b 5p	2
✶ A732(Dee)	732	2	2b 4p	2
✶ A902(Aire)	902	2	3b 5p	4
			Total	18

GRAND TOTAL	63

Plot Schedule		Plot Schedule	
Plot No	House Type	Plot No	House Type
1	Stamford	33	Rutland
2	Usk	34	Rutland
3	Usk	35	Rutland
4	Aire	36	Aire
5	Aire	37	Aire
6	Aire	38	✶ A902(Aire)
7	Leicester	39	★ A902
8	Camellia	40	★ A902
9	Leicester	41	★ A732
10	Leicester	42	★ A732
11	Leicester	43	★ A732
12	York	44	★ A575
13	Trent	45	★ A575
14	Camellia	46	★ A575
15	Leicester	47	★ A575
16	Trent	48	★ A732
17	Camellia	49	★ A732
18	York	50	★ A732
19	York	51	✶ A732(Dee)
20	Camellia	52	✶ A732(Dee)
21	Trent	53	✶ A902(Aire)
22	Trent	54	✶ A902(Aire)
23	Camellia	55	✶ A902(Aire)
24	Leicester	56	Stamford
25	York	57	Leicester
26	Camellia	58	York
27	Camellia	59	Leicester
28	Trent	60	Camellia
29	Camellia	61	Leicester
30	Camellia	62	Camellia
31	Leicester	63	Leicester
32	York		

★ RT - Rented ✶ SO - Shared Ownership

Rev.	Date	Description
B	27/10/26	Section 106 Affordable housing mix updated; house type site blocks updated; sensory garden added; attenuation pond removed
A	11/06/26	Plots 10 and 13 amended due to drainage easement; pump station moved.

ASHWOOD HOMES

1 Goodison Road, Lincs Gateway Business Park, Spalding, Lincs, PE12 6FY T: 01406 490590

PROJECT:

Proposed Residential Development at Green Lane, Surfleet Road, Pinchbeck

DRAWING:

Coloured Site Layout

SCALE:	1:500@A1	AUTHOR:	CE
DATE:	APR.2026	REVISION:	B

DRAWING No: **43-SL-05**