

GENERAL

Finished floor level of dwellings to be either 2.60 ODN or 0.00m above ground level whichever is the higher in accord with the Flood Risk Assessment

Patio/terraces to be 150mm below finished floor level

Access to principal entrance to be a ramp having a gradient of 1:12

A provision is to be made so that each dwelling has an EV charging point

The access road is to be of tarmac construction having a minimum level of 2.20 ODN. Surface water disposal to be designed by engineer to be located beneath the road and to incorporate attenuation tanks

Surface water drainage from the dwellings to be to soakaways designed in accordance with BS8: Digest 365 and approved under the Building Regulations

All excavation work carried out in close proximity to the tree root protection zones to be undertaken by hand

DWELLINGS

Materials

roof covering
facing brick
windows
rain water goods

drives
paths & patios

Boundaries

between dwellings

To perimeter of development

stone
red stock facing
timber - Cotswold Green
black siltic

gravel
river paving slabs

post & rive rail to front
1.8m close boarded fence
to rear and side

concrete post and wire
with natural species hedging
and tree planting



LANDSCAPING SPECIFICATION

PROCESSED HEDGE MIX

Latin name Common name Size Specification

Acer campestre Field maple 5.1 + 1.40 - 60cm

Crataegus monogyna Hawthorn 8.1 + 1.40 - 60cm

Prunus spinosa Blackthorn 10.1 + 1.40 - 60cm

Rhamnus cathartica Buckthorn 5.1 + 1.40 - 60cm

All planted as mature mix

Plant as double staggered row at 450mm c/c with 400mm between rows. Trench for planting to be 700mm deep and 500mm wide to accommodate double row planting

Plants to be in specification above - 2 year old transplant 40 - 60cm

TREE PLANTING

To be a similar mixture of the following

Latin name Common name Specification

Acer campestre (Ac) Field Maple 1 + 2.90 - 120cm

Acer pseudoplatanus (Ap) Sycamore 2.1 - 3.5m height

Betula pendula (B) Silver Birch 2.5 - 2.5m height

Fraxinus excelsior (F) Ash 8 - 10cm girth

Malus sylvestris (M) Crab apple 1 + 2.90-120cm

Prunus avium (P) Wild cherry 1 + 2.90-120cm

Prunus 'Amanogawa' Oriental cherry 1 + 2.90-120cm

Sorbus aucuparia (Ss) Rowan 2.0 - 2.5m height

Sorbus 'terminalis' (St) Wild service tree 1 + 1.90-120cm

All trees to be planted with minimum 800mm plastic mulch mat one to be staked, tied and tubed 1/3 to 1/2 bag of peat free soil and stub planting compost to be incorporated into backfill for each tree hole

Cul de sac Development site of Five Detached Houses,
Station Road, Twenty, Bourne, Lincolnshire, PE10 0BB



Five Plot Development Site, Station Road, Twenty, Bourne, Lincs, PE10 0BB

£300,000

- Planning Permission for 5 x New Dwellings
- Cul de sac of 5 x New Detached Houses
- GIA 5 x 142m² (1,528sqft) per plot
- Set in a site area of 0.26ha (0.64 acres)
- Full Planning – S24/0569
- Semi-rural Location on edge of village
- Views to the south over open farmland
- No affordable units & No offsite BNG

Will Barker & Co
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Sleaford, NG34 7SU
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General Description

The opportunity to purchase a development site with the benefit of full planning permission for five detached houses, situated to the east of Twenty. The Development site was originally the farm's Grain Store and extends in area of 0.26Ha (0.64acres)

Location & Situation

It is a good edge of settlement location to the south of Twenty and is located 3.9 miles east of the market town Bourne, 7.7 miles west of the popular town of Spalding and 26 miles north of the city of Peterborough. The site is easily identified by our For Sale Boards at the end of the access track.

Access

The site requires a shared drive from the public highway and the buyers will have the unencumbered rights to use the access at all times and for all purposes.

Planning Permission

The planning permission was granted by South Kesteven District Council under the reference of S24/0569 dated 8th October 2024. The site has permission for the demolition of the existing Grain Store and erection of five new detached dwellings.

Full details of the permissions can be viewed on the South Kesteven District Council's planning website below:

<https://prod.publicaccess.southkesteven.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SCU5ZONMXS00>



The planning permission has no affordable units, and the vendor has submitted the Biodiversity Gain Plan a copy of the June 2024 Biodiversity Net Gain Report is available from the selling agents.

Services

There is a 3-phase electricity supply to the yard which the buyer can take over, but no mains water and Purchasers will need to connect their own appropriate utility supplies to the houses.

Wayleaves, Easement & Rights of Way

The property is sold subject to and with the benefit of all existing rights of way, whether public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi-easements and all wayleaves whether referred to or not in these sales particulars. The vendor will grant an easement for access and a water pipe along his access road to connect mains water.

Conditions of Sale/Covenants

To protect the value of the vendor's retained farmland around the plots the vendor will enforce a covenant to ensure that no noisy, nor offensive businesses are conducted from the properties. The Vendor will retain a right of access for all purposes from the access road into the retained land.

Method of Sale

The freehold interest is being offered for sale by Private Treaty.

Plans, Areas & Boundaries

The areas and plans attached to these particulars have been produced in good faith. They are for illustrative purposes only and their accuracy is not guaranteed.

The successful purchaser will be deemed to have full knowledge of all boundaries and neither the vendors nor their agents will be responsible for finding the boundaries for the ownership thereof.

Viewings

Prospective purchasers wishing to view the property should make an appointment through the selling agents. Given the potential hazards of the property, we would ask you to be as vigilant as possible.

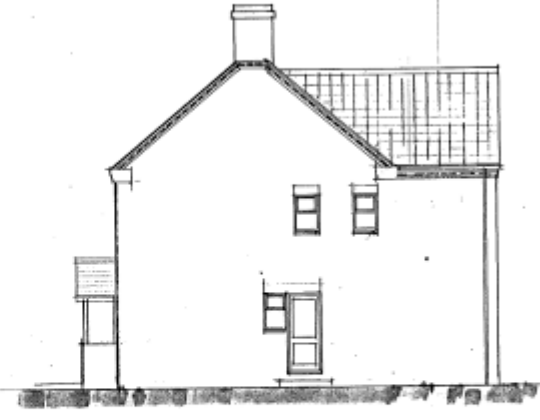


Plots	Style	Size	Beds	Parking
1	Detached House	142m ² (1528sqft)	4	Single Garage
2	Detached House	142m ² (1528sqft)	4	Single Garage
3	Detached House	142m ² (1528sqft)	4	Double Garage
4	Detached House	142m ² (1528sqft)	4	Double Garage
5	Detached House	142m ² (1528sqft)	4	Double Garage

Plots 1 & 2



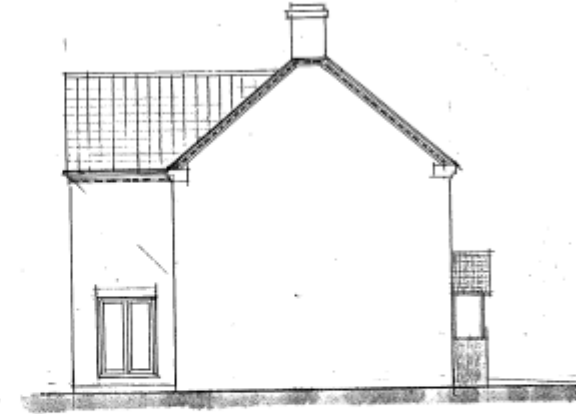
S EAST



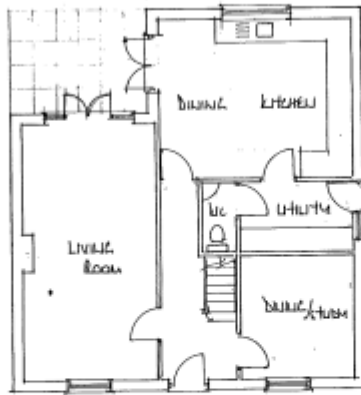
N EAST



N WEST



S WEST



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST MIDLANDS DESIGN ASSOC.

Architectural Consultants

Willow Lodge
Horseshoe Road
Spalding
Lincs
PE11 3JA

Tel : 01775 767500
Email : willowlodge@talktalk.net
Mobile phone : 07710 820044

Client :
JWE Banks Ltd

Project :
Residential development at land off
Station Road,
Twenty
Bourne

Drawing

Plots 1 & 2

Plans and elevations

Scale
1 : 100

Date : Drawn

February 2024 AL

Drawn No. Rev

1152 11

Plots 3, 4 & 5



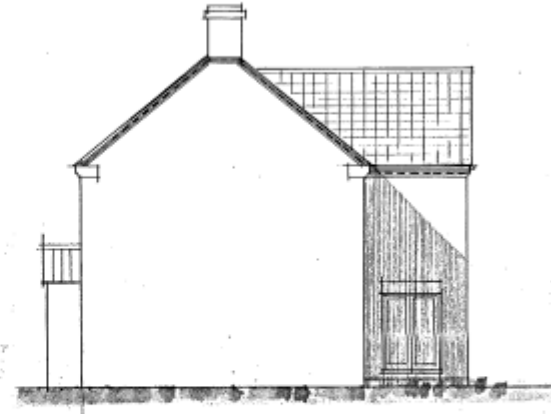
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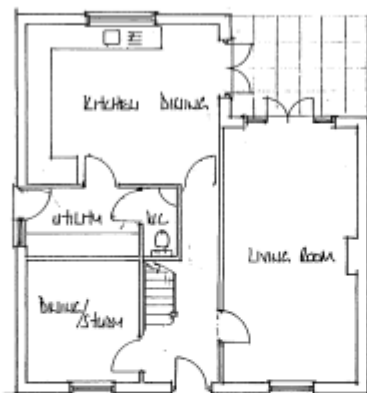
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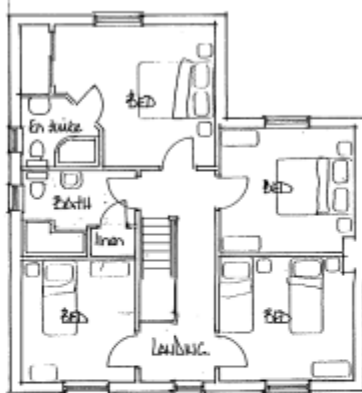
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S EAST



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST MIDLANDS DESIGN ASSOC.

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Horseshoe Road
Spalding
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PE11 3JA

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Email - willowlodge@btinternet.com
Mobile phone - 07720 828044

Client
JWE Banks Ltd

Project
Residential development at land off
Station Road,
Twenty
Bourne

Drawing

Plots 3, 4 & 5

Plans and elevations

Scale
1:100

Date
Drawn

February 2004 AL

Drawn By
Rev

1152 14





The Barns

Sluice

Walnut Farm

FB

Sluice

Shelter

Spalding

Road

Ppg Sta

Twenty Farm

TCB

The Spinney

Drain

LB

Station Road

Twenty

3.0m



Will Barker
& Co