



Development site of Three Building Plots, Town Road
Quarrington, Sleaford, Lincolnshire, NG34 8RS

Three Building Plots, Town Road, Quarrington, Sleaford, Lincolnshire, NG34 8RS

£360,000

- Planning Permission for 3 x New Dwellings
- Site for 3 New Detached Houses
- Semi-rural Location on edge of village
- Within the older part of the village
- GIA of Plot 1 is 2 Storey Detached – 189m²
- GIA of Plot 2 is 2 Storey Detached – 189m²
- GIA of Plot 3 is 2 Storey Detached – 239m²
- Set in a site area of 0.276ha (0.68acres)

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General Description

The opportunity to purchase a small development site with the benefit of full planning permission for 3 x building plots, situated on the edge of the popular village of Quarrington. The site was originally a Kitchen Garden. The site extends to approximately 0.276ha (0.68acres) and is offered for sale as a whole, which is the vendors' preferred method of sale. However, if three separate buyers offer at the same time the vendors will consider the individual but simultaneous sale of the building plots. The site has trees, and the planning condition includes prohibited activities around retained trees which will give an established feel to the properties once developed.

Location & Situation

The building plots are situated on the edge of Quarrington to the south of Town Road and along Sparrow Hall Lane. Sparrow Hall Lane is a unadopted highway. The plots are located 1.6 miles southwest from the centre of the market town of Sleaford and 13.1 miles northeast from Grantham.

Planning Permission

The planning permission is granted by North Kesteven District Council under reference of 22/1545/FUL dated 30th April 2024. The site has permission for the erection of three new dwellings and the conversion of the existing curtilage listed stone outbuilding to be associated with one of the new dwellings. Listed building consent 22/1546/LBC.

Condition 14 of the planning permission refers to a Bio Diversity Net gain plan. The vendors are local farmers having nearby land where they will work with the buyer/s to provide the BNG offset on retained land.



Full details of the permission can be viewed on the council's planning website.

<https://planningonline.n-kesteven.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RKMKM0LLMZQ00>

Accommodation Schedule

Ref.	Style	Floor Area	Beds	Parking
Plot 1	2 Storey	189m2	4	Double Car Parking Space
Plot 2	2 Storey	189m2	4	Double Car Parking Space
Plot 3	2 Storey	239m2	4	Double Car Parking Space
Plot 3 Outbuilding	1 Storey	43m2	n/a	n/a
Total		660m2		

Access

The plots have access from Sparrow Hall Lane leading from the bend on Northfield Road and Town Road. The neighbour has agreed to remove/relocated the security gates within eight weeks of completion of the sale.

Services

The site has no mains water nor electricity supplies and perspective purchasers must make their own enquiries with the relevant utility companies.

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 owner of the contiguous property to the east has the benefit of a right of way along the south edge of the site.

Plans, Areas & Boundaries

Buyers should note that the vendors have agreed with the contiguous neighbour to the east for the location of the boundary albeit he has erected a boundary fence which is known not to be in the correct location, and he has agreed to move the fence to the correct location. The same neighbour is also the owner of the corresponding other half of the listed stone barn included within the sale of the development site.



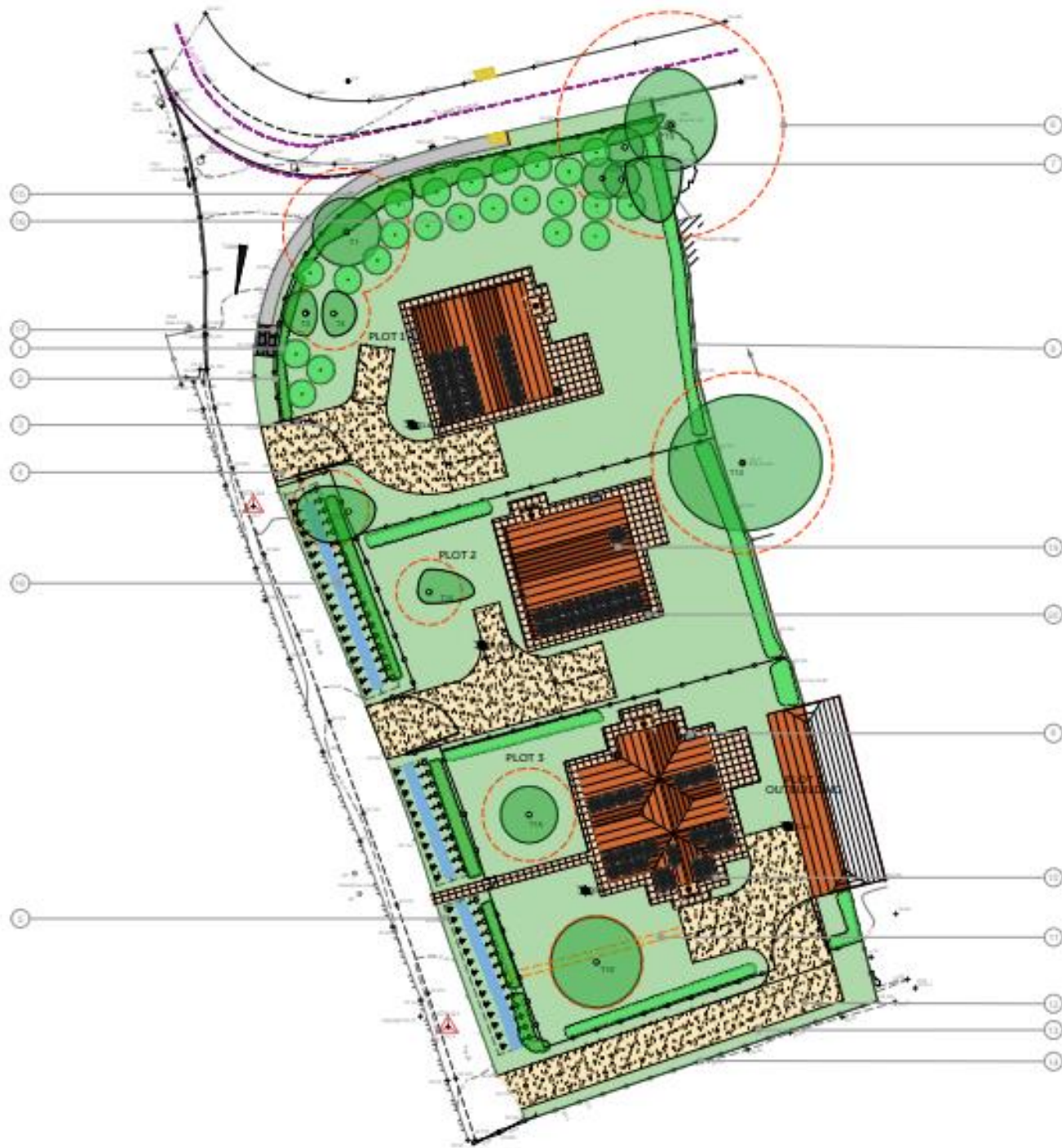
Method of Sale

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

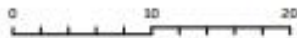
Viewings

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 when inspecting for your own safety, particularly around any farm machinery.

Those wishing to view the property do so at their own risk.



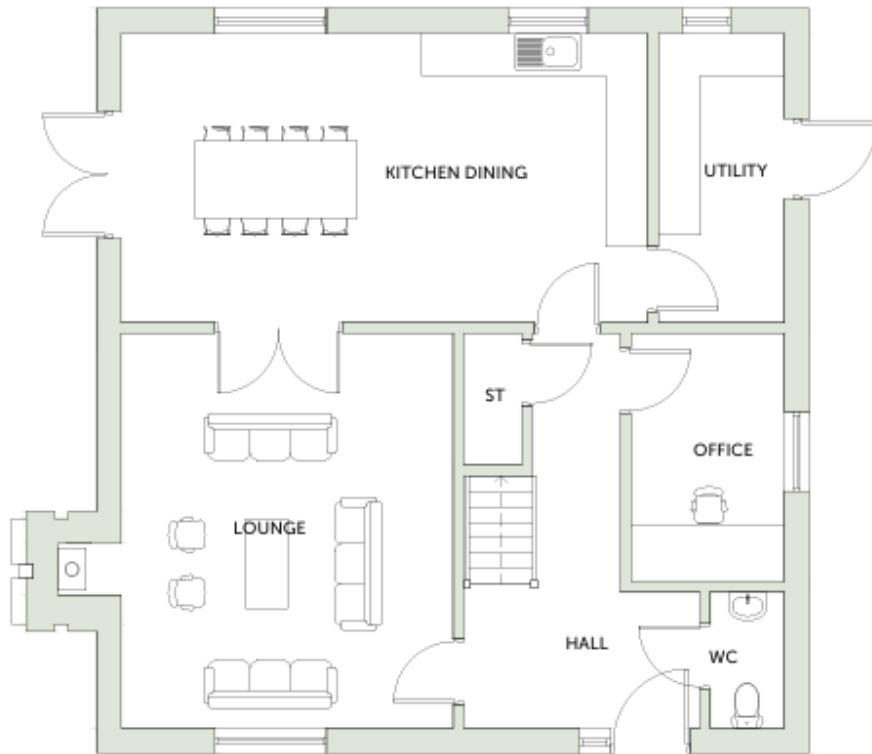
PROPOSED SITE PLAN
1:200



Planning Conditions

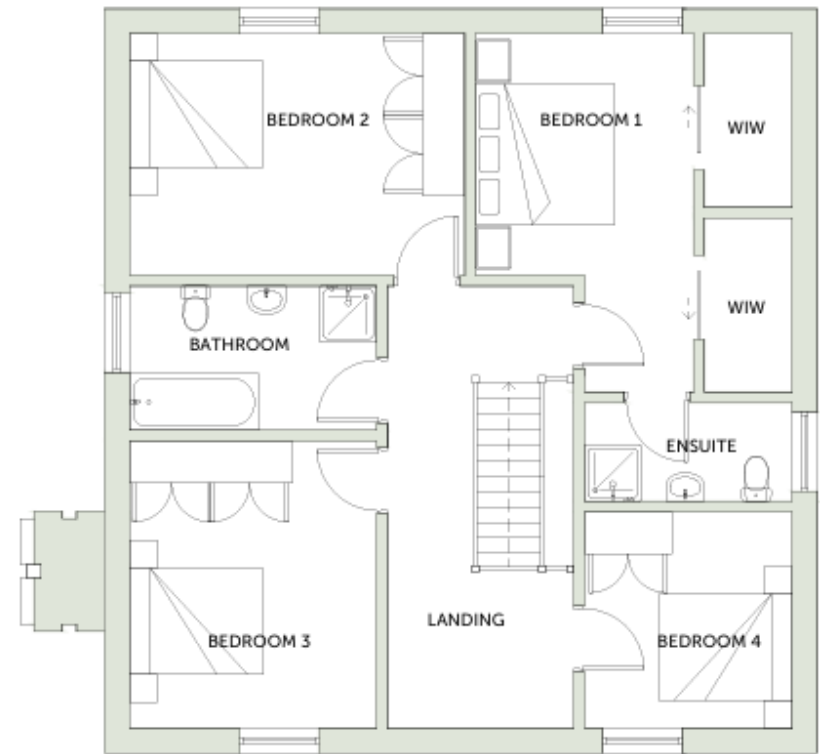
Condition	Description & Actions	Vendor's Responsibility	Buyer's Responsibility
1	Development must be begun not later than the expiration of 3 years.		✓
2	Development shall not be occupied before a footway has been provided to connect development to existing footway.		✓
3	Development shall not be occupied before improvement works to junction with Town Road		✓
4	Implementation of written specification that sets out work to mitigate the impact of construction to known archaeological remains.		✓
5	Implementation of written specification that sets out work for historic building recording.		✓
6	No work until samples of materials used in the construction of external surfaces have been submitted and agreed.		✓
7	No works until details of the proposed new windows and doors have been submitted and agreed.		✓
8	No works until details of the proposed solar panels have been submitted and agreed.		✓
9	Prior to occupation, details of boundary treatment submitted and agreed.		✓
10	Development carried out in accordance with submitted Arboricultural Method Statement.		✓
11	Prohibited activities.		✓
12	No works until details of both hard and soft landscape works submitted and agreed.		✓
13	All planting, seeding or turfing comprised in the approved details shall be carried out within 6 months of date of first occupation.		✓
14	No works on site until a Biodiversity Gain Plan and a Habitat Management and Monitoring Plan.	✓	
15	No development until a scheme for the provision of a minimum of one permanent bat roosting feature and two universal swift nesting bricks have been submitted and approved.		✓
16	No dwelling occupied until details of external lighting scheme submitted and approved.		✓
17	Development carried out in accordance with details set out in Energy Statement.		✓
18	Prior to occupation a written verification statement shall be submitted, in accordance with the Energy Statement.		✓
19	No domestic oil tanks or domestic gas tanks shall be placed within the curtilage of the dwelling.		✓
20	No mains supply of natural gas shall be supplied to the dwelling.		✓
21	No external alterations, no extensions, no garages etc		✓
22	Development carried out in accordance with approved plans.		✓

Plot 1



PROPOSED GROUND FLOOR PLAN

1:50



PROPOSED FIRST FLOOR PLAN

1:50



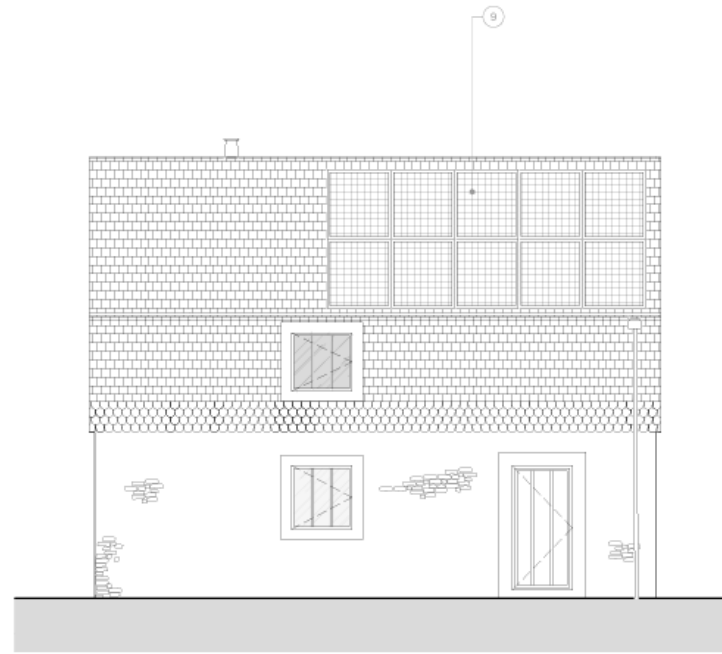


PROPOSED NORTH ELEVATION
1:50

Proposed Ridge
Height +08.301

Proposed Eaves
Height +05.227

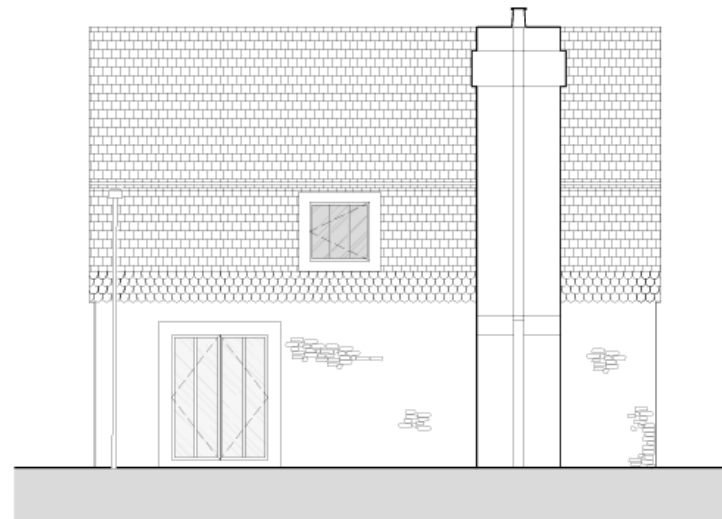
Proposed Ground
Floor Level
+00.150
Ground Level
+/-00.000



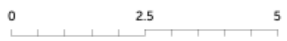
PROPOSED WEST ELEVATION
1:50



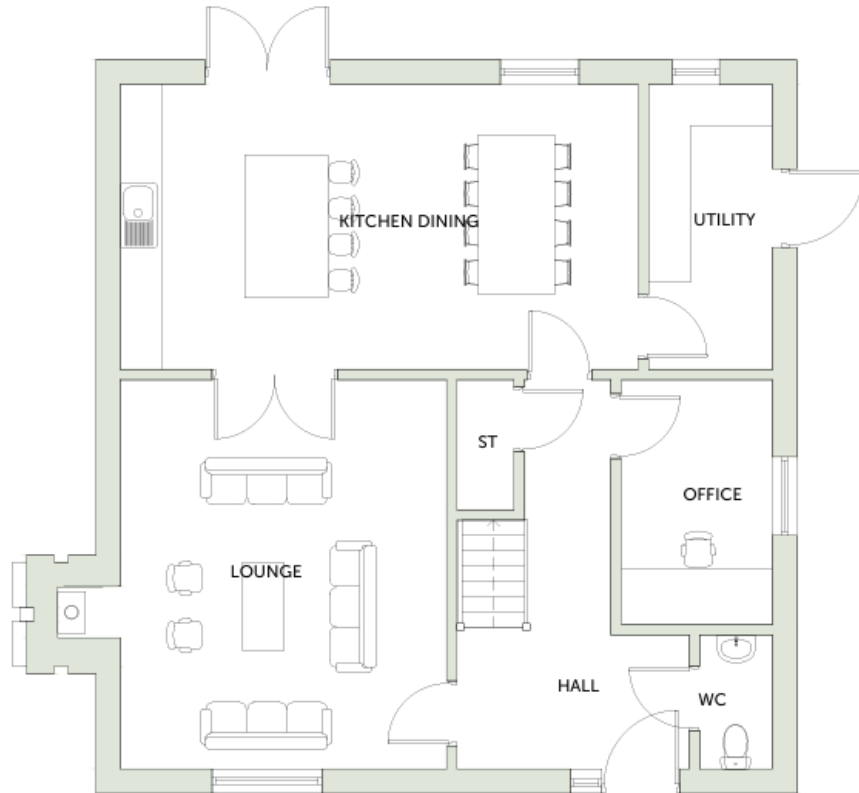
PROPOSED SOUTH ELEVATION
1:50



PROPOSED EAST ELEVATION
1:50



Plot 2



PROPOSED GROUND FLOOR PLAN

1:50



PROPOSED FIRST FLOOR PLAN

1:50



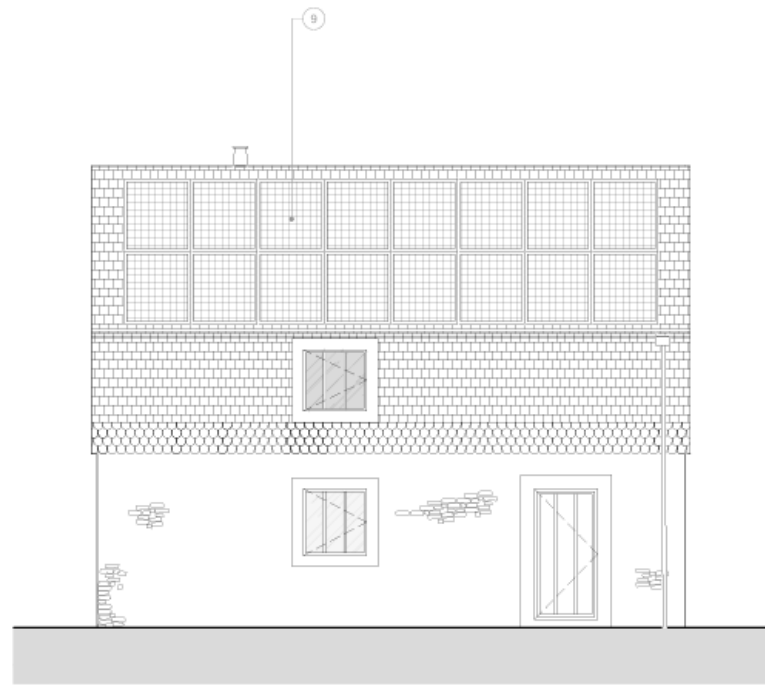


PROPOSED WEST ELEVATION
1:50

Proposed Ridge
Height +08.301

Proposed Eaves
Height +05.227

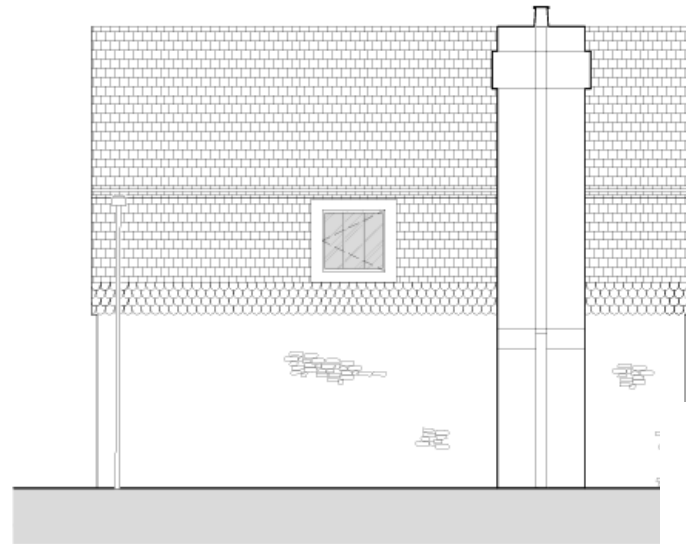
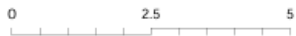
Proposed Ground
Floor Level
+00.150
Ground Level
+/-00.000



PROPOSED SOUTH ELEVATION
1:50



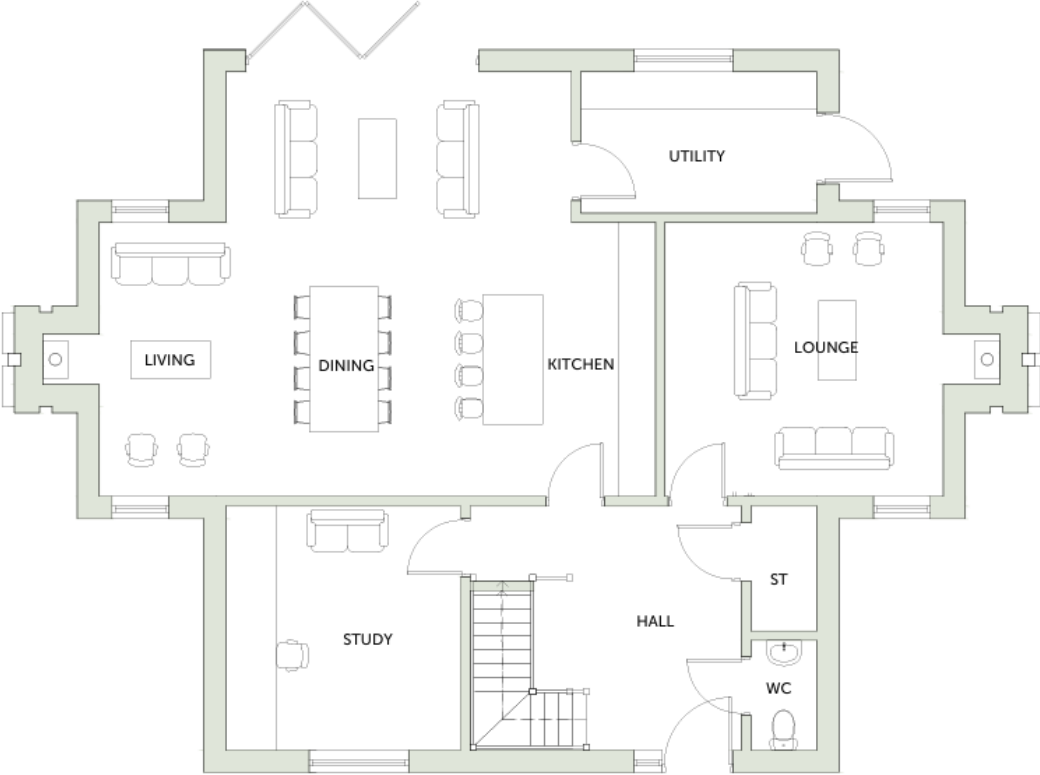
PROPOSED EAST ELEVATION
1:50



PROPOSED NORTH ELEVATION
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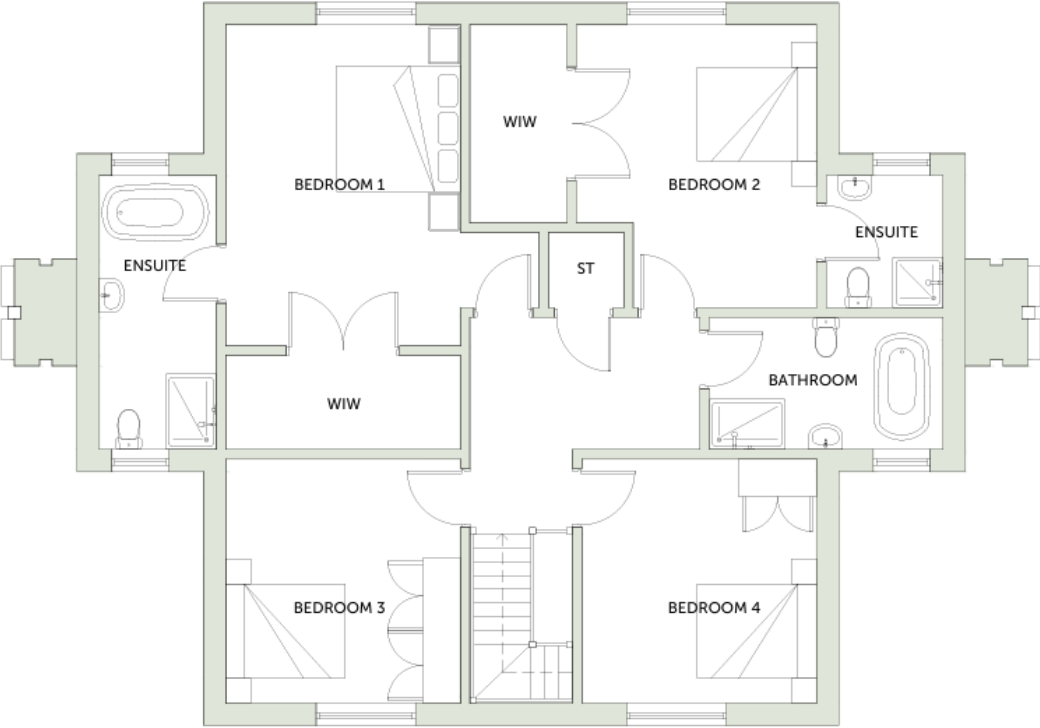


Plot 3



PROPOSED GROUND FLOOR PLAN

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PROPOSED FIRST FLOOR PLAN

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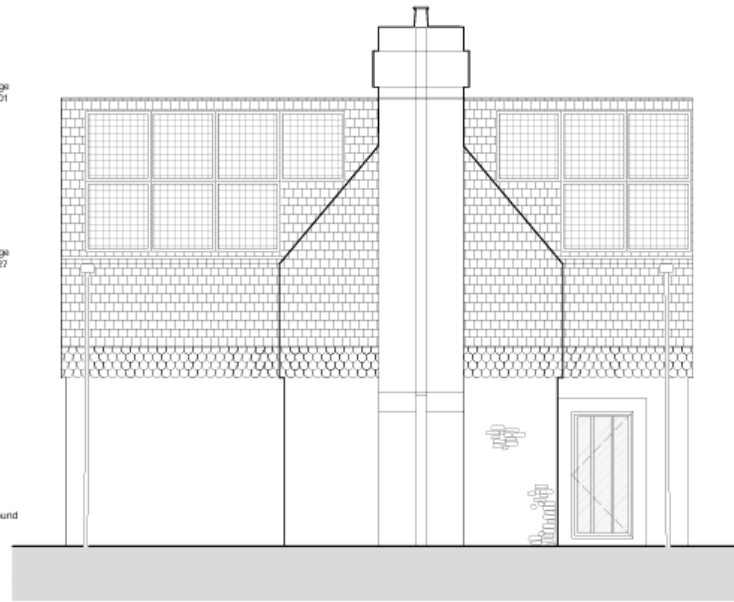


PROPOSED WEST ELEVATION
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Proposed Ridge
Height +08.301

Proposed Ridge
Height +05.227

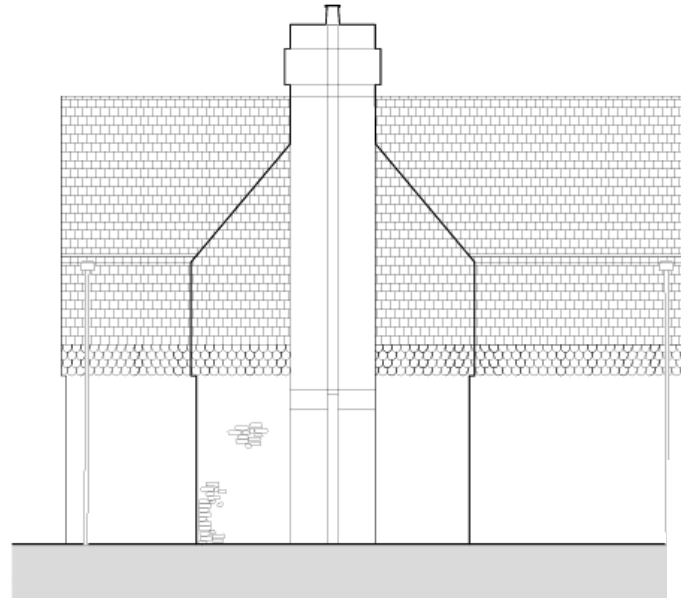
Proposed Ground
Floor Level
+00.150
Ground Level
+/-00.000



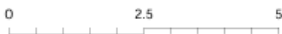
PROPOSED SOUTH ELEVATION
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PROPOSED EAST ELEVATION
1:50



PROPOSED NORTH ELEVATION
1:50





Will Barker & Co

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