

SELF BUILD PLOT STURTON BY STOW

0.22 acre plot | 2,940 sq ft detached home



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Self Build Plot | Offers over £200,000

Saxilby Road | Sturton by Stow | Lincoln | LN1 2AB



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Key Features

- SELF BUILD PLOT OPPORTUNITY
- Full planning permission granted
- Approval for a detached 2,940 sq ft property with separate single garage
- Peaceful Rural Setting Siding onto Open Countryside
- 0.22 Acre plot (STS)
- Full Building Regs Drawings Available
- West Lindsey Planning Reference: 143327

“... The secluded plot is accessed via a private gravel access road...”

Location | Sturton by Stow

Sturton by Stow is a peaceful village situated nine miles north of Lincoln. Surrounded by lush countryside, this location abounds in rural charm whilst being within easy reach of urban amenities and attractions.

The quaint village has a number of amenities on offer, alongside grocery shops, a primary school, a local bakery and a post office. Neighbouring villages provide all the resources you could need, and the stunning Lincolnshire Wolds are within a 30 minute drive.

Lincoln City itself is rich in both amenities for day-to-day use and sites of historical significance for leisurely enjoyment. Lincoln has a wide range of both national chain and locally owned boutique restaurants, cafés and shops. There are two cinemas and a thriving theatre in the city centre, a wide range of sporting clubs and facilities throughout the wider city and of course, the famed Christmas Market which brings visitors from all around Europe.

In a recent study, Lincoln was named one of the happiest places to live in the UK, with its rich history and peaceful way of life being cited as the main reasons.



Property Summary | Self Build Plot

SELF-BUILD OPPORTUNITY. A rare opportunity to build your own home in the amenity-rich village of Sturton by Stow, just 15 minutes from the City Centre of Lincoln. The current permission allows for a 2,940 sq ft two-storey dormer home, sitting on a circa 0.22acre plot (STS). To the west of this plot are uninterrupted field views of the Lincolnshire countryside. The internal layout can be completely reconfigured to suit your individual needs, with the option to submit an alternative application to the local council to make amendments to the external design, should you wish to.

The approved planning application is available via the West Lindsey District Council planning portal website, using the planning reference number: 143327. Permission was granted in October 2021 for the erection of two dormer dwellings. Plot 1 is partially constructed and available for sale via the developer. Plot 2 is being offered for sale as a self-build plot opportunity.

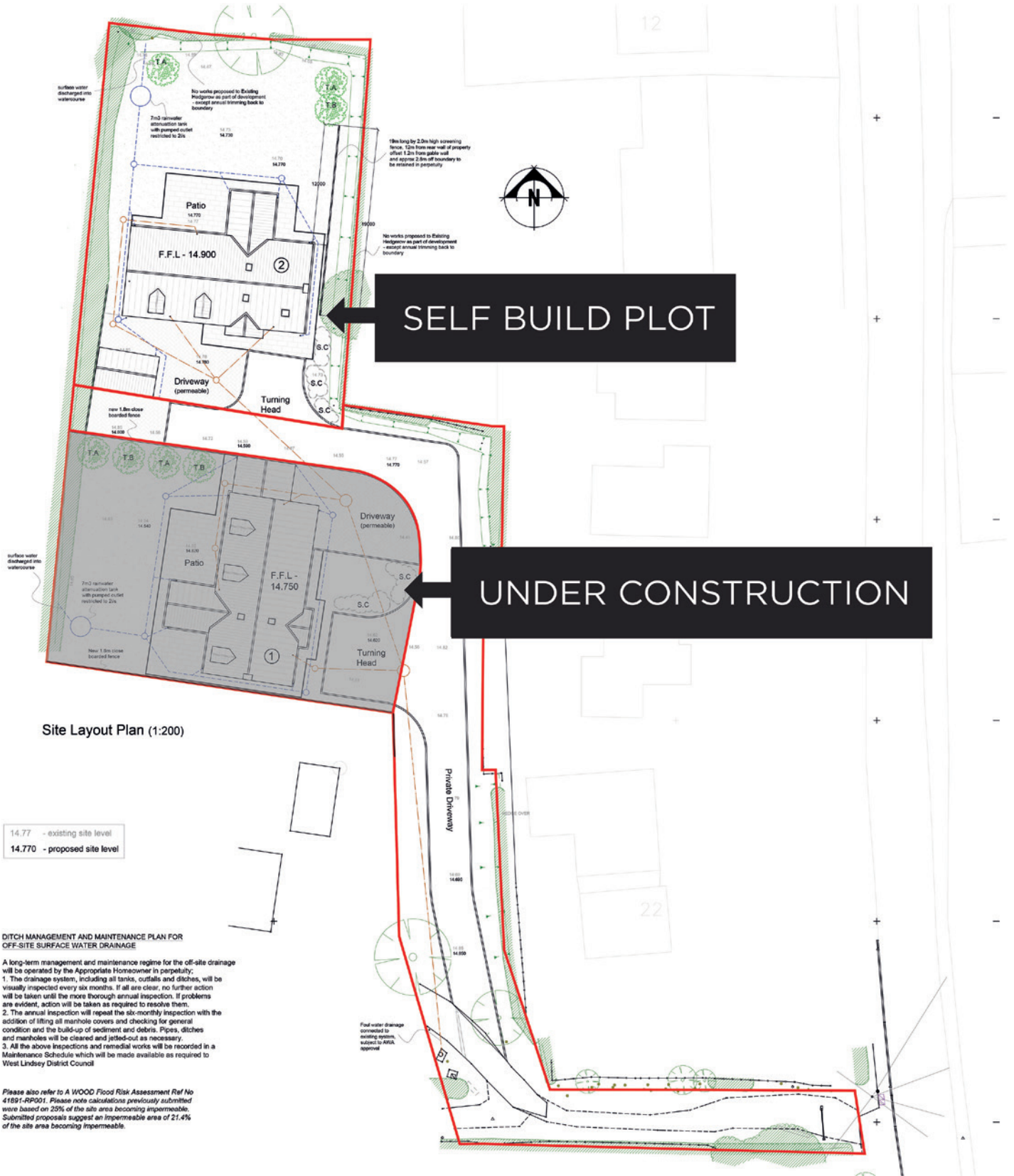
The secluded plot is accessed via a private gravel access road which will be freshly laid and landscaped, with curbed edges and grass verges. These works will be completed by the developer to give a premium-feel access way to both plots.

The proposed layout of this spacious home offers the ideal split of ground and first-floor bedroom space. Ideal for families wanting to take care of elderly parents, or anyone looking for a future-proofed forever home.



Site Plan | Self Build Plot

A1



Site Location Plan | Self Build Plot



Site Location Plan (1:1250)



PLANTING SCHEDULE:

Key	Species	Supporting Detail	Planting Detail	Quants
T.A	Swedish whitebeam <i>Sorbus intermedia</i>	An attractive medium sized tree with white flowers in May and small bunches of orange/red fruits	Container Grown and Planted during the dormant season with a girth of 14-16cm (sized: 2 – 2.5 metres), staked for support in accordance with best practice; a biodegradable mulch mat of minimum 50x50 cms size to be pegged in place to control weeds	4 total
T.B	Bird cherry 'Alberill' <i>Prunus pedis 'Alberill'</i>	A variety of one of our native cherry, produces attractive flowers and is more hardy than many ornamental cherry	Container Grown and Planted during the dormant season with a girth of 14-16cm (sized: 2 – 2.5 metres), staked for support in accordance with best practice; a biodegradable mulch mat of minimum 50x50 cms size to be pegged in place to control weeds	3 total
S.C	Shrubbery comprising, cotoneaster, berberis, pyracantha and Acer palmatum	n/a	Planted in groups of min. 10 at max. 50 cm c/c's with 'Weed stop', permeable membrane or similar, with wood chip over	80 total

All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 - 1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Rootballed Trees; BS4428-1989 Code of Practice for General Landscape Operations.

The landscaping scheme shall be carried out within 6 months of the date of the first occupation of any building or completion of development whichever is the sooner unless otherwise agreed in writing by the district planning authority; any trees or plants / grassed areas which within a period of 5 years from the date of planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size, and species or quality, unless the district planning authority gives written consent to any variation.

Materials



Indian sandstone paving (patios)



Sorrento Block Paving (driveways)

PATIOS & PATHS

Indian sandstone paving - Randomly Laid
300 x 300mm, 600 x 300mm, 600 x 600mm, 600 x 900mm.

Minimum fall of 1:100 from the dwellings

PRIVATE INDIVIDUAL DRIVE

20mm pink gravel with sorrento block paved edging
(please refer to separate details for tarmac crossover specification)



Pink 20mm Gravel (Access Rd)



Solid timber gate



Close boarded Fencing



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