



THE ORCHARD

STURTON BY STOW

TILLBRIDGE RD, STURTON BY STOW, LINCOLN, LN1 2DS

Introduction

Welcome to *The Orchard*, an exciting collection of ten luxurious new-build properties in the beautiful Lincolnshire village of Sturton by Stow.

Due for completion in Autumn 2022, all the homes here are supremely stylish, modern and energy efficient. Importantly, they're also available at fantastically affordable off-plan prices.

So congratulations on discovering a great opportunity, but we know that there's still plenty more that you'll want to know. That's the reason for this guide; over the following pages, we'll give you an insight into the location, the quality of life you can expect to enjoy here, and plans for the houses themselves.


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Sturton by Stow:

The Village



Located in the West Lindsey district of Lincolnshire, Sturton by Stow is a quiet, rural village with an exceptionally warm community atmosphere.

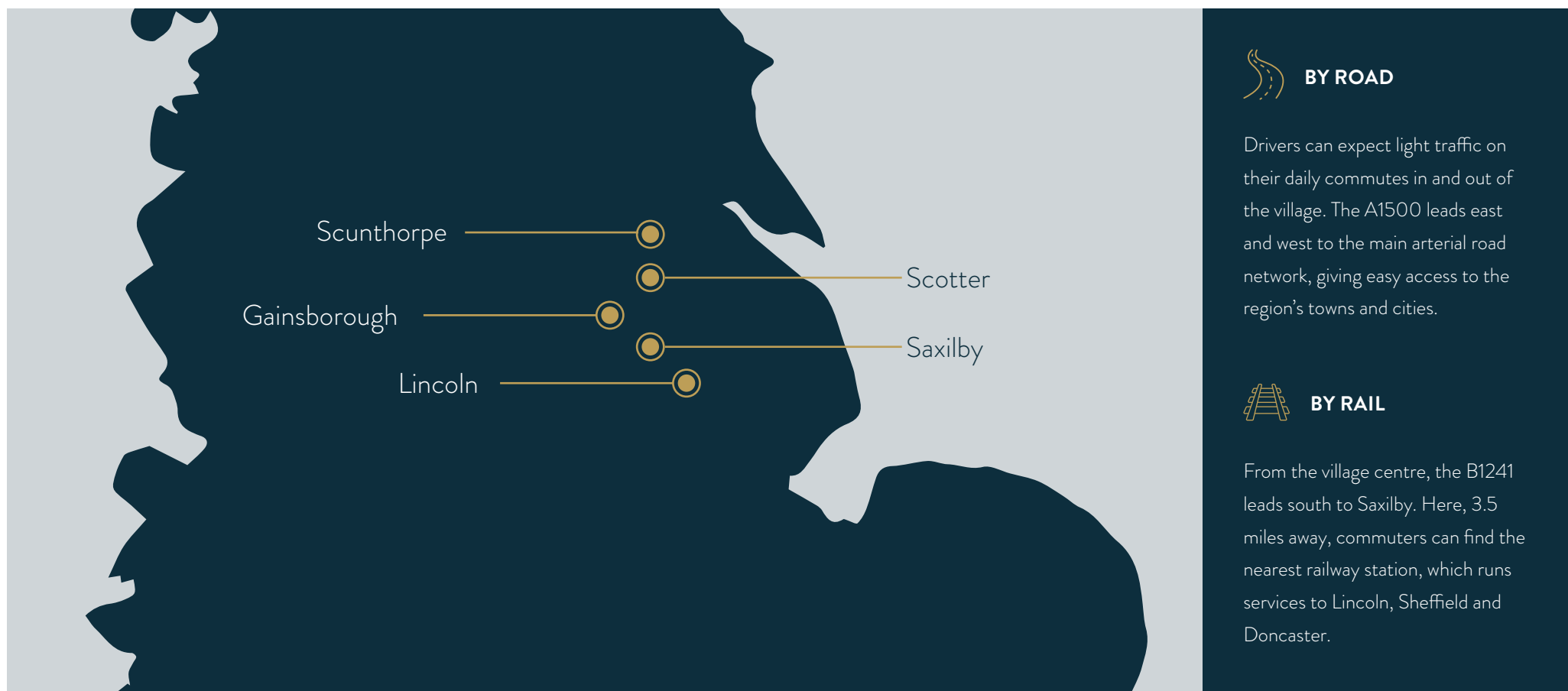
It offers a safe, relaxed and welcoming environment for people of all ages, and it puts a wealth of local amenities within easy reach.

Amenities

- Sturton by Stow Primary School is rated 'Good' by Ofsted, which notes that *"pupils' behaviour and conduct are exemplary."*
- The school also hosts a youth club, which offers a range of activities for young people aged between 11 and 18. The centre features a sports hall, PS4 Games Zone, kitchen and free Wi-Fi. The club also organises regular trips to Alton Towers and other family-friendly venues.
- The village hall normally hosts a busy calendar of activities, including talks, quiz nights and social evenings. It's also used by the Sturton by Stow Historical Society, which has its own busy schedule of events.
- Sturton by Stow Recreation Field is a public multi-sports venue on Fleets Road, providing facilities for football, cricket, skateboarding and basketball.
- The village pub is the Plough Inn, which has garnered excellent reviews, with customers applauding its *"great food... friendly staff, reasonable prices and lovely atmosphere."*
- The local church is St Hugh's, which was built in 1879. Also close by is the historic Stow Minster, set just one mile to the northwest of the village centre. A Grade I listed building, it is one of the largest and oldest parish church buildings in England, with origins that date to the Saxon period.
- The village is also served by a popular convenience store, a cosy café/tea room, a pre-school creche, and a post office within the grounds of the minster.

Getting About

Most local amenities are set close to the village centre, which lies only a short (400m) walk from *The Orchard*. However, bus stops on both sides of the village High Street offer services to regional destinations including:



Regional Attractions

Transport connections are undoubtedly good, but local residents don't need to travel far to find a wealth of attractions and amenities. Reputable schools, restaurants, leisure centres and golf courses are all just a short drive away, while the picturesque Lincolnshire Wolds (Area of Outstanding Natural Beauty) offer endless opportunities for outdoor pursuits, just 20 miles to the east.

In short, Sturton by Stow offers all the tranquillity and seclusion you'd expect of a rural Lincolnshire village, yet it's deceptively well connected. In that sense, it's a true 'best of both worlds' location.



The Orchard





10 beautiful new
build houses



Superb designs



A choice of layouts



A quiet, dedicated
cul-de-sac

Set in the south-eastern quarter of the village, *The Orchard* is a brand-new residential development that makes no compromises on style, quality or location.

In all, it comprises 10 new-build homes; a mix of detached and semi-detached properties that offer a choice of 3 or 5-bedroom layouts. Together, they occupy a quiet cul-de-sac that commands views of the open fields to the south.

Passing traffic is negligible, of course, and well-presented lawns to the front and rear of each property help residents to make the most of the rural setting and clean country air.

Externally, the houses are sympathetic to the area, with brick and rendered walls set beneath attractive red pan tile roofs. Private driveways (and, in two cases, detached double garages) provide convenient off-road parking. Meanwhile, hedges and other perimeter planting lend the site a sense of pleasant seclusion.

SITEPLAN



Property Options

- 1

4 semi-detached properties
- 2

6 detached properties
- 3

A choice of 3 and 5-bedrooms

The Orchard has been designed to offer home-buyers a choice of attractive designs, and layouts to suit different needs and different sizes of family.

The development is partitioned into eight separate plots, as follows:

PLOT NO.	STYLE	AREA (SQUARE METRES)
1	3-bedroom detached property	164m ²
2	3-bedroom detached property	164m ²
3a / 3b	Two 3-bedroom semi-detached properties	114m ²
4a / 4b	Two 3-bedroom semi-detached properties	114m ²
5	3-bedroom detached property	164m ²
6	3-bedroom detached property	164m ²
7	5-bedroom detached property with separate garage	264m ²
8	5-bedroom detached property with separate garage	264m ²

Details of each property’s individual specifications are available separately.

General Specifications

Every effort has been made to create beautiful, light and functional spaces that are ideal for modern families. The layouts and sizes may differ, but the homes are all built to the highest specifications and boast an array of important features.

- Electrically-operated garage doors
- Bi-fold sliding doors to rear gardens
- 1.50kWP solar panels on roofs
- Low energy lighting throughout
- Gas central heating with temperature and zone controls
- Underfloor heating in bathrooms
- Kitchens fitted with wine coolers and integrated appliances (cooker/hob/extractor)
- Illuminated eye-level cooker
- Stylish bathroom suites
- Energy-efficient double glazing and doors
- Backed by a 10-year warranty

For early, off-plan buyers, some customisation may also be possible. Please talk to us if you have any special requirements.

The Developer

The Orchard is one of the latest projects to be led by Empire, a market leader in high quality, residential property development. It creates innovative living spaces through a combination of new-build projects and property conversions.

On all new schemes, it applies cutting edge design and construction techniques to create tasteful, attractive and functional living spaces. It builds to the highest modern standards, creating elegant properties for discerning modern buyers.

Empire's overarching aim is to improve the quality and provision of housing stock across the UK. It does not believe in building on a massive scale; it focuses its efforts on a relatively small number of developments each year, ensuring that it adopts the right designs for every location. It works with a trusted team and takes pride in every finished property.

Between 2012 and 2018, Empire completed 881 properties across 24 UK sites. Today, it has a pipeline of 1,307 further units, spread across a further 24 sites. In all, Empire has built a portfolio of over 3,500 properties and, on all its developments, it has maintained a zero failure-rate.



PLOT 1

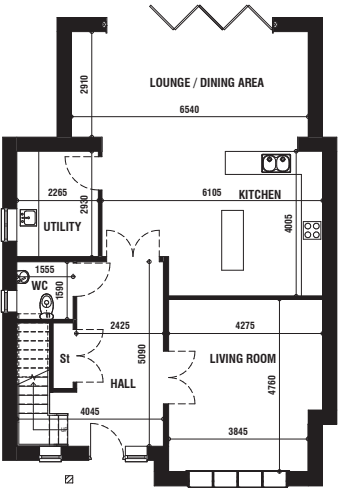
Detached 3 Bedroom



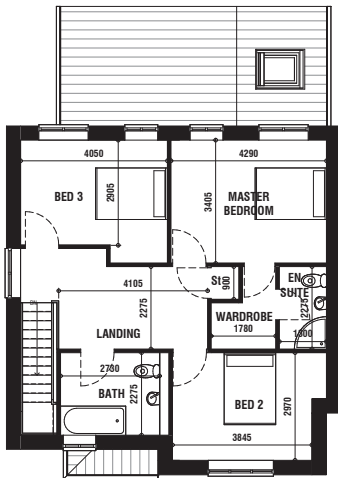
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 93 sq.metres/ 1001 sq.foot



FIRST FLOOR PLAN
Approx: 71 sq.metres/ 764 sq.foot

Total = 164m²

KITCHEN/LIVING SPACE

46m²

LIVING SPACE

20m²

DOWNSTAIRS HALLWAY

17m²

W.C.

2m²

UTILITY ROOM

7m²

BEDROOM 1

16m²

EN-SUITE

3m²

WARDROBE

4m²

BEDROOM 2

12m²

BATHROOM

6m²

UPSTAIRS HALLWAY

14m²

BEDROOM 3

13m²

PLOT 2

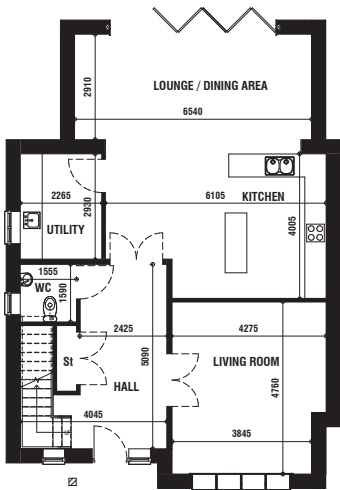
Detached 3 Bedroom



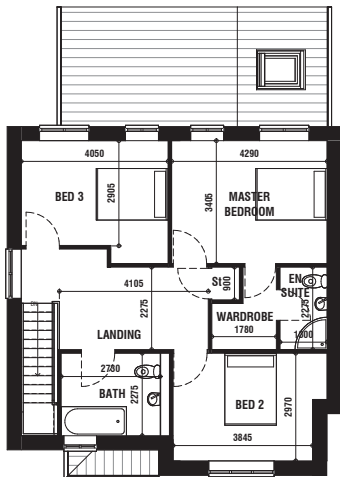
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 93 sq.metres/ 1001 sq.foot



FIRST FLOOR PLAN
Approx: 71 sq.metres/ 764 sq.foot

Total = 164m²

KITCHEN/LIVING SPACE

46m²

LIVING SPACE

21m²

DOWNSTAIRS HALLWAY

17m²

W.C.

2m²

UTILITY ROOM

7m²

BEDROOM 1

16m²

EN-SUITE

3m²

WARDROBE

4m²

BEDROOM 2

12m²

BATHROOM

6m²

UPSTAIRS HALLWAY

14m²

BEDROOM 3

13m²

PLOT 3: A & B

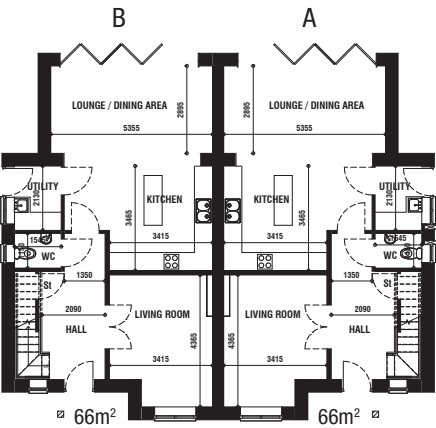
Semi Detached 3 Bedroom



THE PLOT

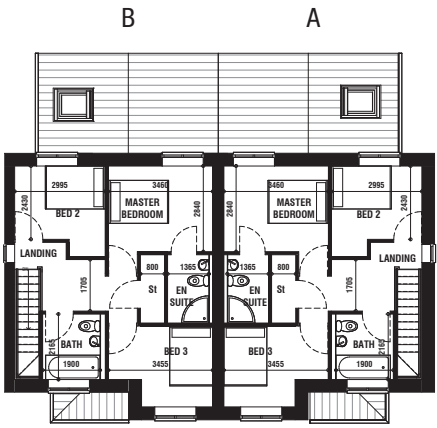


FLOORPLAN



GROUND FLOOR PLAN
Approx: 66 sq.metres/ 710 sq.foot

Approx: 66 sq.metres/ 710 sq.foot



FIRST FLOOR PLAN
Approx: 48 sq.metres/ 517 sq.foot

Approx: 48 sq.metres/ 517 sq.foot

A = 114m²
B = 114m²

KITCHEN/LIVING SPACE

38m²

LIVING SPACE

16m²

DOWNSTAIRS HALLWAY

14m²

W.C.

2m²

UTILITY ROOM

5m²

BEDROOM 1

11m²

BEDROOM 2

10m²

BATHROOM

5m²

UPSTAIRS HALLWAY

12m²

BEDROOM 3

14m²

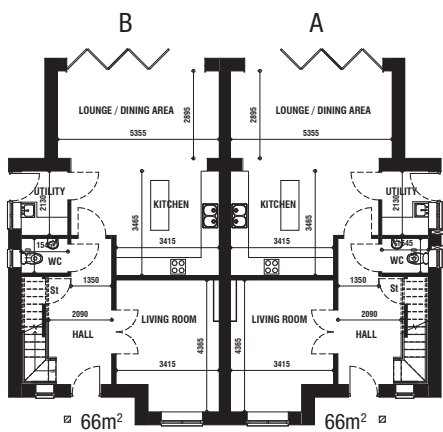
EN-SUITE

3m²

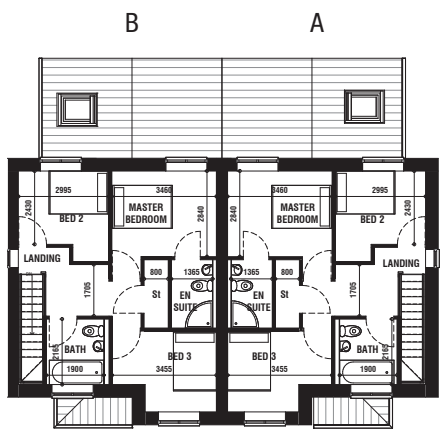
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 66 sq.metres/ 710 sq.foot



FIRST FLOOR PLAN
Approx: 48 sq.metres/ 517 sq.foot

A = 114m²
B = 114m²

KITCHEN/LIVING SPACE

38m²

LIVING SPACE

16m²

DOWNSTAIRS HALLWAY

14m²

W.C.

2m²

UTILITY ROOM

5m²

BEDROOM 1

14m²

EN-SUITE

3m²

BEDROOM 2

10m²

BATHROOM

5m²

UPSTAIRS HALLWAY

12m²

BEDROOM 3

11m²

PLOT 4: A & B

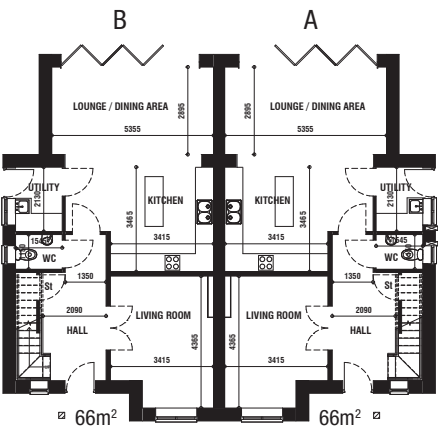
Semi Detached 3 Bedroom



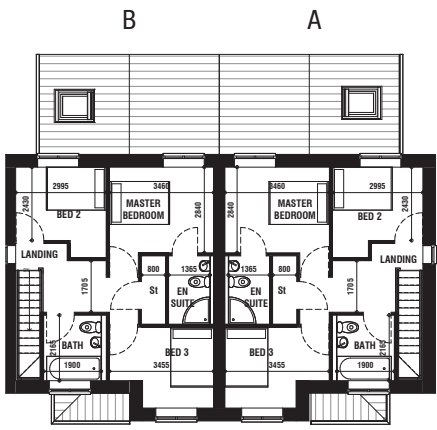
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 66 sq.metres/ 710 sq.foot



FIRST FLOOR PLAN
Approx: 48 sq.metres/ 517 sq.foot

A = 114m²
B = 114m²

KITCHEN/LIVING SPACE

38m²

LIVING SPACE

16m²

DOWNSTAIRS HALLWAY

14m²

W.C.

2m²

UTILITY ROOM

5m²

BEDROOM 1

11m²

BEDROOM 2

10m²

BATHROOM

5m²

UPSTAIRS HALLWAY

12m²

BEDROOM 3

14m²

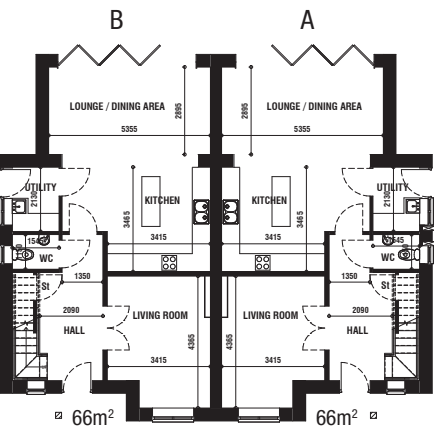
EN-SUITE

3m²

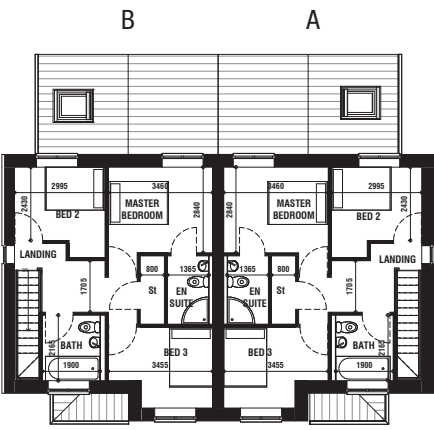
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 66 sq.metres/ 710 sq.foot



FIRST FLOOR PLAN
Approx: 48 sq.metres/ 517 sq.foot

A = 114m²
B = 114m²

KITCHEN/LIVING SPACE

38m²

LIVING SPACE

16m²

DOWNSTAIRS HALLWAY

14m²

W.C.

2m²

UTILITY ROOM

5m²

BEDROOM 1

14m²

EN-SUITE

3m²

BEDROOM 2

10m²

BATHROOM

5m²

UPSTAIRS HALLWAY

12m²

BEDROOM 3

11m²

PLOT 5:

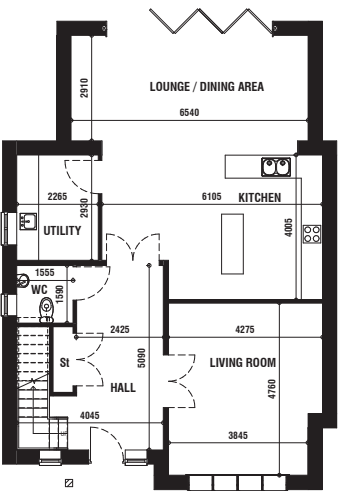
Detached 3 Bedroom



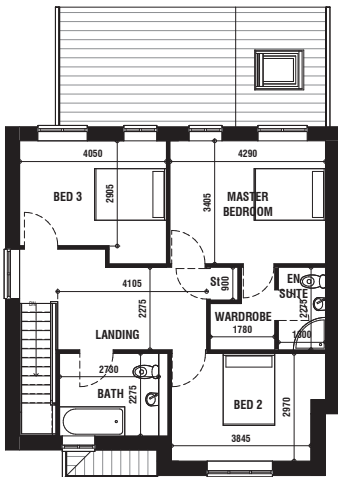
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 93 sq.metres/ 1001 sq.foot



FIRST FLOOR PLAN
Approx: 71 sq.metres/ 764 sq.foot

Total = 164m²

KITCHEN/LIVING SPACE

46m²

LIVING SPACE

21m²

DOWNSTAIRS HALLWAY

17m²

W.C.

2m²

UTILITY ROOM

7m²

BEDROOM 1

16m²

WARDROBE

4m²

EN-SUITE

3m²

BEDROOM 2

12m²

BATHROOM

6m²

UPSTAIRS HALLWAY

14m²

BEDROOM 3

13m²

PLOT 6:

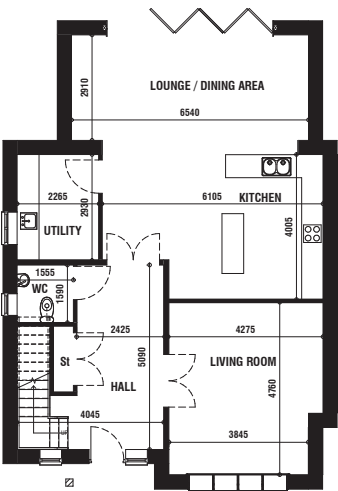
Detached 3 Bedroom



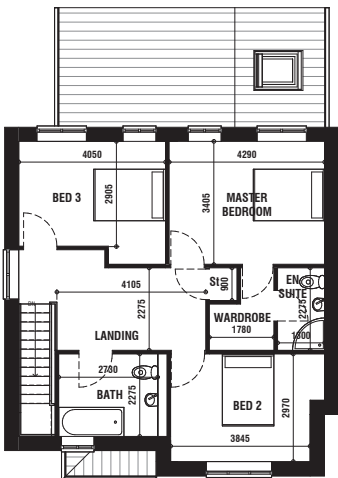
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 93 sq.metres/ 1001 sq.foot



FIRST FLOOR PLAN
Approx: 71 sq.metres/ 764 sq.foot

Total = 164m²

KITCHEN/LIVING SPACE

46m²

LIVING SPACE

20m²

DOWNSTAIRS HALLWAY

17m²

W.C.

2m²

UTILITY ROOM

7m²

BEDROOM 1

16m²

WARDROBE

4m²

EN-SUITE

3m²

BEDROOM 2

12m²

BATHROOM

6m²

UPSTAIRS HALLWAY

14m²

BEDROOM 3

13m²

PLOT 7 & 8:

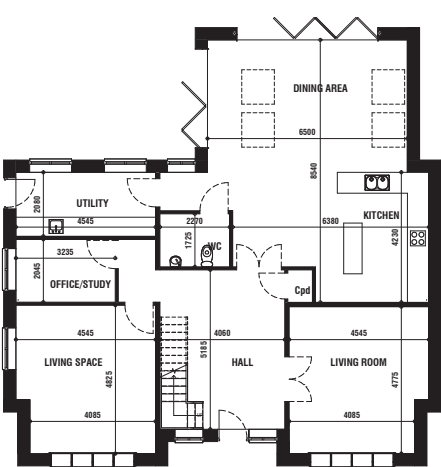
Detached 5 Bedroom



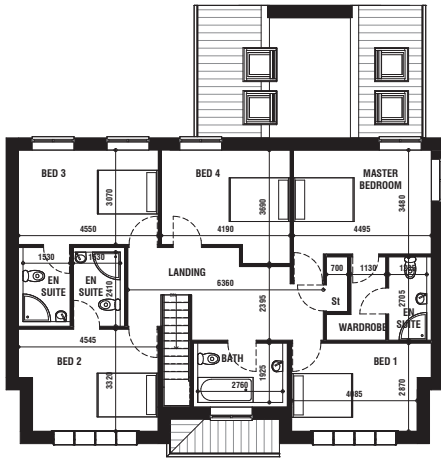
THE PLOT



FLOORPLAN



GROUND FLOOR PLAN
Approx: 146 sq.metres/ 1572 sq.foot



FIRST FLOOR PLAN
Approx: 118 sq.metres/ 1270 sq.foot

Total = 264m²

KITCHEN/LIVING SPACE
55m²

LIVING SPACE
21m²

DOWNSTAIRS HALLWAY
24m²

LIVING SPACE 2
21m²

OFFICE/STUDY
7m²

W.C.
4m²

UTILITY ROOM
9m²

BEDROOM 1
16m²

EN-SUITE 1
3m²

WARDROBE
4m²

BEDROOM 2
12m²

BATHROOM
6m²

UPSTAIRS HALLWAY
18m²

BEDROOM 3
14m²

EN-SUITE 3
3m²

BEDROOM 4
15m²

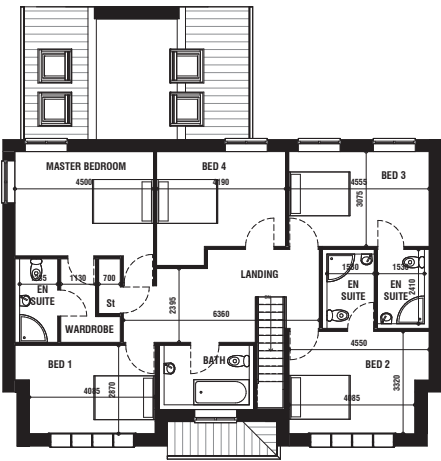
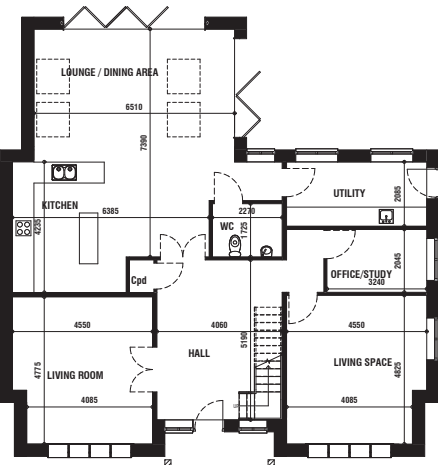
EN-SUITE 4
3m²

BEDROOM 5
13m²

THE PLOT



FLOORPLAN



Total = 264m²

KITCHEN/LIVING SPACE
54m²

LIVING SPACE
20m²

DOWNSTAIRS HALLWAY
24m²

LIVING SPACE 2
20m²

OFFICE/STUDY
6m²

W.C
4m²

UTILITY ROOM
9m²

BEDROOM 1
15m²

EN-SUITE 1
3m²

WARDROBE
3m²

BEDROOM 2
14m²

BATHROOM
6m²

UPSTAIRS HALLWAY
18m²

BEDROOM 3
12m²

WARDROBE
4m²

BEDROOM 4
16m²

EN-SUITE 4
3m²

BEDROOM 5
13m²



Summary

- 10 new-build houses
- 6 detached units
- 4 semi-detached units
- 3 and 5-bedroom options
- Attractive off-plan prices
- Backed by a 10-year warranty
- Due for completion in Autumn 2022

The Orchard is a lovely new development in a peaceful village location.

Surrounded by fields and open countryside, it offers a pleasant retreat from the bustle of nearby towns and cities. Part of a safe yet thriving community, the development offers a rare combination of great amenities and rural seclusion, together with excellent transport links that put the region's principal attractions within easy reach.

The Orchard offers buyers a choice of property sizes, styles and layouts, and all at very attractive off-plan prices. However, this is a small development in an area that's subject to considerable buyer demand. We're expecting the homes to sell quickly. If there's a property that's of particular interest to you, please reserve it as quickly as you can.

To make a reservation, please call us on

01522 534771

William H Brown

36 Silver Street

Lincoln

LN2 1EW



Agent:

William H Brown, 36 Silver Street, Lincoln, LN2 1EW

01522 534771

TILLBRIDGE RD, STURTON BY STOW, LINCOLN, LN1 2DS