ARK PROPERTY









Plot 2 (Type B) The Paddocks, Pinchbeck, PE11 3XW

£485,000

- Rare opportunity
- 9 x Brand new bungalows
- In the heart of Pinchbeck village
- Quality bespoke kitchen with integrated appliances
- 4 bedroom detached bungalow
- Executive estate
- High specification builds
- Ample parking and double garage
- Predicted A-rated energy efficient home
- Don't miss out on this stunning site

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6 New Road, Spalding, Lincolnshire PE11 1DQ

Contemporary living with space to entertain
An impressive four-bedroom detached bungalow, set within an exclusive development of just nine homes in the heart of desirable Pinchbeck. Built by the highly regarded Melbourne Construction, this home combines quality craftsmanship with a thoughtfully designed layout that offers both flexibility and style.
At the heart of the home is a spacious open-plan kitchen and living area, with a breakfast bar creating the perfect sociable space for entertaining friends, catching up with family, or enjoying a relaxed morning coffee. Outside, a generous garden provides plenty of room to unwind, while ample parking and a double garage add to the practicality of everyday living.
Designed for low running costs, each home is expected to achieve an A energy rating, with an air source heat pump, solar panels, an EV charger, high levels of insulation and high-performance windows. A-rated homes may also be eligible for green mortgages from some lenders, which can offer lower interest rates.
With bespoke kitchens and bathrooms throughout, buyers who get in early may also have the opportunity to personalise their chosen finishes, adding their own touch to this beautifully designed home.
An exciting opportunity to secure a high-quality new-build bungalow in a sought-after village location, where modern living and thoughtful design come together perfectly.

Entrance Hall
Entrance door with glazed side panels. Two built in double door storage cupboards.

Lounge
Bi folding doors to rear. Window to side.

Kitchen
Window to rear and side. Shaker-style units with breakfast bar and integrated appliances. A choice of kitchen colour may be available depending on build stage.

Utility Room
Door to side. Base units with work surfaces over. Sink unit with drainer and mixer tap. Space and plumbing for washing machine and tumble dryer.

Cloakroom
Toilet. Wash hand basin.

Bedroom 1
Window to side.

En-suite
Window to side. Shower cubicle. Wash hand basin. Toilet.

Bedroom 2
Window to rear.

Bedroom 3
Window to front.

Bedroom 4
Window to front.

Bathroom
Window to side. Bath. Shower cubicle. Wash hand basin. Toilet.

Outside
To the front of the property there is a pathway leading to the front door. The driveway will be finished in a charcoal gravel edged with block paving with a small block paved parking area.
The rear garden is enclosed by timber fencing. Lawn area. Patio area.

Garage
Vehicular door to front. Power and light connected.

Property Postcode
For location purposes the postcode of this property is: PE11 5AA
Please use PE11 3XW to locate the property.

Additional Information
PLEASE NOTE:
All photos are property of Ark Property Centre and can not be used without their explicit permission.

Images are computer generated and indicative only. Landscaping, finishes and features may differ.

- Energy efficient: predicted EPC A rating, designed for low running costs. A-rated homes may be eligible for green mortgages with some lenders.
- Carpets to bedrooms and hard flooring to all other areas. A choice of colour may be available depending on build stage.
- All walls coloured with white paint.
- Front lawn and rear lawn will be seeded.
- Solar panels on each plot.

- EV chargers on each plot.
- Air source heating on each plot.
- The sites will have some covenants, but these are yet to be finalised.
- Warranty: 10-year Advantage Home Construction Insurance (AHCI) structural warranty, registered under the Advantage AHCI Consumer Code.

Estimated completion date: Q1/2 2027 (subject to build progress)

Pinchbeck Village

Pinchbeck itself, it's long been one of the most desirable villages around Spalding, with everyday convenience, like Spa shops, a post office, the well regarded Hargraves butcher, and local favourites like the Pinchbeck Fryer. There's a primary school, regular buses into Spalding, riverside walks, and spots like Birch Grove Garden Centre's café, great for brunch. Plus, you're close to the golf course and only a short drive from Spalding town centre. Historically, Pinchbeck's roots are tied to the fens, drainage and agriculture, with the parish church of St Mary reflecting its long heritage. For anyone thinking about retirement or downsizing, it's a place where you can slow down without feeling cut off. It's got character, convenience, and that easy access to nearby towns, a nice balance of peaceful village life and practical living.

Spalding Golf Course

Located just 2.5 miles from the property, Spalding Golf Club is one of Lincolnshire's most respected courses, offering a welcoming atmosphere for players of all abilities. Set amidst beautiful parkland beside the River Glen, the 18-hole course is known for its scenic fairways, mature trees, and well-maintained greens that provide an enjoyable challenge throughout the year. The club also features excellent practice facilities, a pro shop, and a friendly clubhouse with food and refreshments available. Currently, Spalding Golf Club is undergoing exciting extension and improvement works, further enhancing its facilities and member experience - ensuring it remains a top destination for golfers in the area.

River Glen

The River Glen is one of South Lincolnshire's most picturesque waterways, flowing gently through the Fens before joining the River Welland near Spalding. Winding through peaceful countryside and villages, it provides a haven for wildlife and a tranquil backdrop for walking, fishing, and boating. Historically, the Glen played an important role in local trade and agriculture, carrying goods and produce from the fertile fenlands. Today, it's valued for its natural beauty and leisure appeal - with popular riverside paths, birdwatching spots, and moorings along its route. The river connects to Spalding's broader network of waterways, highlighting how central the area's rivers remain to the town's identity and charm.

Spalding

Spalding: A Historic Market Town with a Bright Future

Set on the River Welland in South Holland, Lincolnshire, is a charming market town known for its rich agricultural heritage, thriving community, and growing leisure and retail scene.

Town Centre & Heritage

The historic town centre blends traditional markets, independent shops, and Georgian architecture. Recent additions like the sheep and cattle sculptures celebrate Spalding's roots as a bustling livestock market, while public art trails and community events add vibrancy throughout the year.

Springfields & River Taxi

Just outside the town, Springfields Outlet Shopping & Leisure offers top retail brands set within landscaped gardens. Visitors can even travel there from the town centre on the scenic Spalding Water Taxi, a relaxing trip along the River Welland.

Culture & Leisure

Historic Ayscoughfee Hall and Gardens, a 15th-century merchant's home, now serves as a museum and community hub surrounded by beautiful parkland and the town's war memorial designed by Sir Edwin Lutyens.

A new Castle Sports & Leisure Centre is also under construction, bringing modern pools, gyms, and wellbeing facilities to the area — a major investment in local health and recreation.

Education

Spalding is well-served by excellent schools,

including the selective Spalding Grammar School and Spalding High School, as well as Ayscoughfee Hall School, an independent primary.

The Spalding Flower Parade
The much-loved Spalding Flower Parade — revived in recent years — is a highlight of the local calendar, attracting thousands of visitors. Colourful floats decorated with tulips and blooms celebrate the area's horticultural heritage, earning Spalding its reputation as the heart of the UK's flower-growing region.

Anti-money Laundering (AML) Checks

If you wish to proceed with an offer on this property, we are required under HMRC regulations to carry out anti-money laundering (AML) checks for all prospective buyers and sellers. We take this responsibility seriously and ensure that all checks are conducted securely and in line with current guidelines. To facilitate this process, our trusted partner, Coadjute, will manage the verification on our behalf. Once an offer has been accepted (subject to contract), Coadjute will send you a secure link to complete the biometric identification checks electronically.

Please note that a non-refundable fee of £27 + VAT per person applies for this service, with payment processed directly through Coadjute.

These AML checks must be completed before we are able to issue the memorandum of sale to the solicitors confirming the transaction. If you have any questions regarding this process, please do not hesitate to contact our office.

Verified Material Information

Tenure: Freehold
Council tax band: TBC
Annual charge: Yes - each plot contributes a share towards maintenance of the shared private road, bin store and landscaping. Indicative annual cost to be confirmed.
Property construction: Brick built
Electricity supply: Mains
Solar Panels: Yes, owned by the property. Number of panels to be confirmed.
Other electricity sources: Yes, solar PV.
Water supply: Anglian Water
Sewerage: Mains
Heating: Air Source Heat Pump
Heating features: No
Broadband: As stated by Ofcom, Standard, Superfast and Ultrafast is available.
Mobile coverage: As stated by Ofcom, Indoor - EE is Likely over Voice and Data. Three is Limited over Voice and Data. O2 is Limited over Voice and Data. Vodafone is Limited over Voice and Data.
Mobile coverage: As stated by Ofcom, Outdoor - EE is Likely over Voice and Data. Three is Likely over Voice and Data, O2 is Likely over Voice and Data. Vodafone is Likely over Voice and Data.

Parking: Driveway and Double Garage
Building safety issues: No
Restrictions: No
Easements: Yes – IDB – Access Zone affects Plots 5,6,7,& 8. Anglian Water high pressure main – Easement, which affects Plots 1, 2,3,4,5 – see site plan
Flood risk: Surface water - low. Rivers and the sea - medium. Other flood risks - Groundwater - flooding from groundwater is unlikely in this area. Reservoirs - flooding from reservoirs is unlikely in this area.
Coastal erosion risk: No
Planning permission: Planning permission granted under ref H14/0348/23, with subsequent variations. Full details on the South Holland District Council planning portal.
Accessibility and adaptations: Compliant with current building regulations
Coalfield or mining area: No
Energy Performance rating: TBC

Viewing Arrangements

Viewing is by appointment with Ark Property Centre only. We suggest you call our office for full information about this property before arranging a viewing.

Offer Procedure

Please note: before an offer is agreed on a property you will be asked to provide I.D and proof of finance, in compliance Money Laundering Regulations 2017 (MLR 2017). The business will perform a Money Laundering Check as part of its Money Laundering Policy.

If a cash offer is made, which is not subject to the sale of a property, proof of funds will be requested or confirmation of available funds from your solicitor.

Ark Property Centre

If you are thinking about selling your property or are not happy with your current agent - we can offer a FREE valuation service with no obligation.

Referral & Fee Disclosure

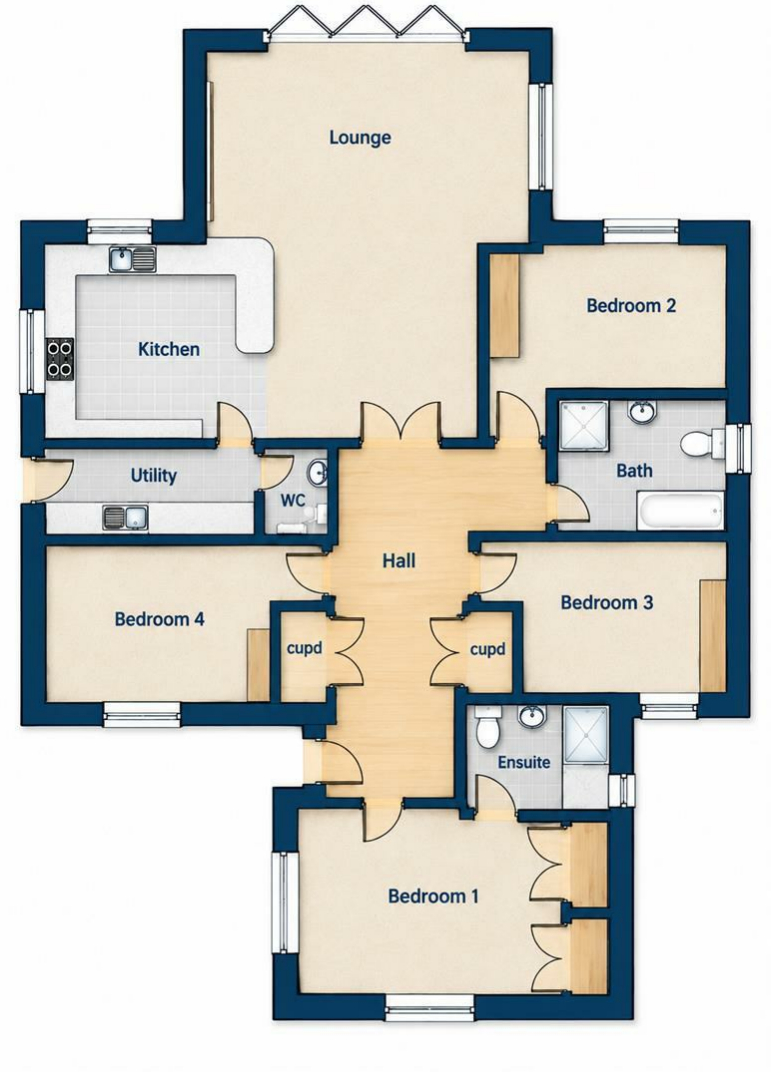
We can also offer full Financial and Solicitor services.

We have strong relationships with a panel of trusted solicitors and mortgage advisors. Because we refer a high volume of work to them, they're able to provide our clients with preferential service and competitive rates. If we introduce you to one of these solicitors or mortgage advisors, we may receive a referral fee of between £100 and £250. We only work with firms we trust to deliver high-quality advice and good value. You are free to use any solicitor or mortgage advisor you choose, but we hope you find our recommended panel competitive and helpful.

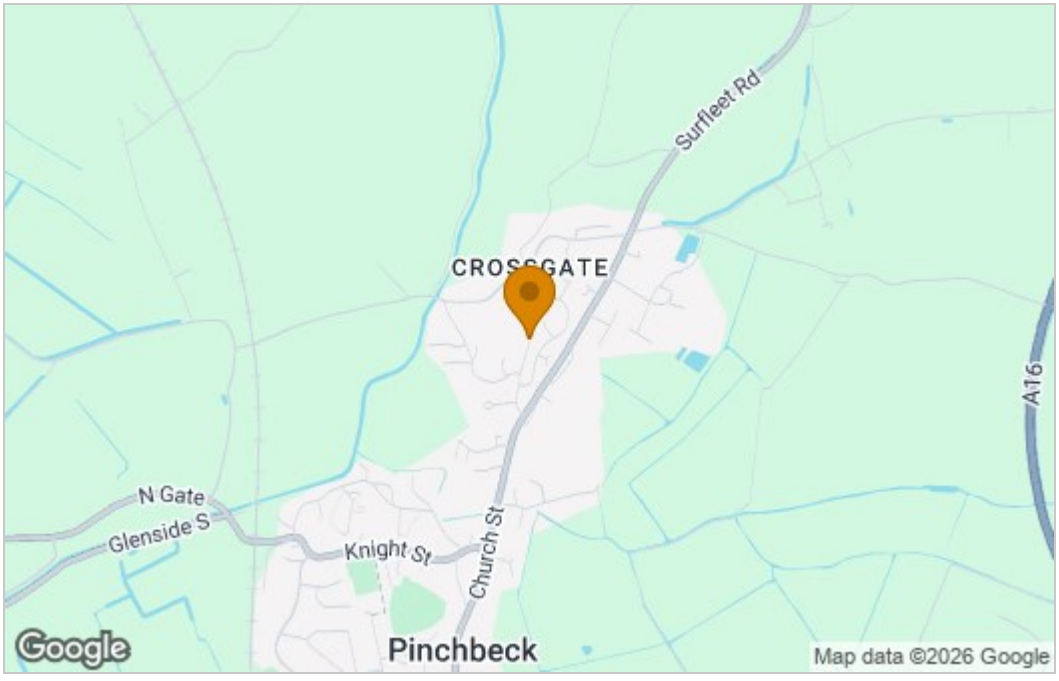
Disclaimer

These particulars, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has authority to make or give representation or warranty in respect of the property. These details are subject to change.

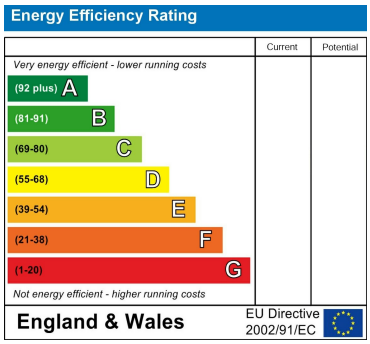
Floor Plan

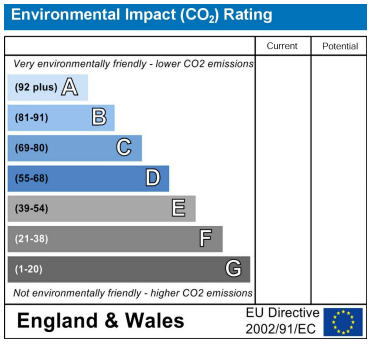


Area Map



Energy Efficiency Graph





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