

# WITHAM GATE

WITHAM ST HUGHS, LINCOLNSHIRE

platform   
**home**  
OWNERSHIP

# PLATFORM HOME OWNERSHIP

At Platform Home Ownership, we're passionate about building quality homes for our customers and creating communities that homeowners can be proud of. It's our mission to build a better future for the UK - investing in affordable homes to ensure accessible routes to homeownership for everyone.

*Building A Better Future Through New Homes*

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# WELCOME TO WITHAM GATE, SITUATED IN THE COZY VILLAGE OF WITHAM ST HUGHS, LINCOLNSHIRE

# THE WORLD AROUND YOU

Witham St Hughs is a peaceful Lincolnshire village just outside North Hykeham, offering the charm of rural life with all the essentials close to hand. Though a newer development, it has quickly grown into a thriving community with green spaces, play areas, local shops, a village hall and friendly pubs.

With a population of just over 2,000, it provides a slower pace of life while still being well-connected. Newark-on-Trent is just 12 minutes away, with its bustling market town atmosphere, and Lincoln's vibrant shopping, culture and nightlife is only a 25-minute drive.

WITHAM GATE  
IS PERFECTLY  
CONNECTED IN  
EVERY DIRECTION  
MAKING IT A HOME  
BUYERS DREAM

5 MILES  
NORTH HYKEHAM

10 MILES  
NEWARK-ON-TRENT

12 MILES  
LINCOLN

24 MILES  
SLEAFORD

## LOCAL AMENITIES

|                                  |        |           |
|----------------------------------|--------|-----------|
| WITHAM ST HUGHS PHARMACY (CO-OP) | 3 MINS | 1.0 MILE  |
| CO-OP                            | 3 MINS | 1.0 MILE  |
| THE BASSINGHAM SURGERY           | 5 MINS | 1.8 MILES |
| LONDIS (NORTH HYKEHAM)           | 5 MINS | 2.0 MILES |

## PLACES OF INTEREST

|                   |                |            |
|-------------------|----------------|------------|
| THE MARKET LOUNGE | 16 MINS (WALK) | 0.7 MILES  |
| CUCKOO WALK PARK  | 20 MINS (WALK) | 0.9 MILES  |
| LINCOLN CASTLE    | 23 MINS (CAR)  | 12.6MILES  |
| LINCOLN CATHEDRAL | 23 MINS (CAR)  | 12.8 MILES |

## CONNECTIVITY

|                               |               |            |
|-------------------------------|---------------|------------|
| A46 TRUNK ROAD                | 2 MINS (CAR)  | 0.8 MILES  |
| A17 ROAD                      | 5 MINS (CAR)  | 2.5 MILES  |
| LINCOLN RAILWAY STATION       | 14 MINS (CAR) | 9.0 MILES  |
| NEWARK CASTLE RAILWAY STATION | 17 MINS (CAR) | 10.2 MILES |

## EDUCATION

|                                            |                 |           |
|--------------------------------------------|-----------------|-----------|
| WITHAM ST HUGHS ACADEMY                    | 3 MINS (DRIVE)  | 0.7 MILES |
| MANOR FARM ACADEMY                         | 10 MINS (DRIVE) | 5.0 MILES |
| THE SOUTH HYKEHAM COMMUNITY PRIMARY SCHOOL | 11 MINS (DRIVE) | 5.3 MILES |
| EAGLE COMMUNITY PRIMARY SCHOOL             | 12 MINS (DRIVE) | 5.1 MILES |

Figures are estimates and can change due to factors such as traffic, roadworks, and the exact location.

**WITHAM GATE'S FOCUS  
ON SUSTAINABILITY  
ENSURES ENERGY  
EFFICIENCY, HELPING TO  
LOWER LIVING COSTS.**

## **DRIVING SUSTAINABILITY**

At Witham Gate, sustainability is at the heart of our vision. We're not only building in an environmentally responsible way, but also creating homes that allow buyers to live more sustainably every day.

Each property has been designed to deliver market-leading energy efficiency, with a gas-free approach that reduces running costs, a real advantage in today's climate. Future-proof features such as EV charging points, air source heat pumps and solar panels come as standard, putting greener living and lower bills at the centre of life at Witham Gate.

# ABOUT SHARED OWNERSHIP

## BUY YOUR HOME AT WITHAM GATE THROUGH SHARED OWNERSHIP

Your dream home is more affordable than you may think with Shared Ownership. Shared Ownership means you can purchase part of your home and then pay rent on the remaining share. Typically, you can purchase 40-75% of your home, but lower shares are available. What's more, Shared Ownership is flexible, and allows you to increase your level of ownership over time if you choose to.

Whatever your looking for, we have a wide selection of homes perfect for whatever your needs.

Buying through Shared Ownership at this development means you can purchase between 10-75% of your property and pay a subsidised rent on the remaining share you don't own.

### HOW IT WORKS

- 1** BUY THE FIRST SHARE IN YOUR NEW HOME.
- 2** PAY RENT ON THE REMAINING SHARE
- 3** BUY MORE SHARES IN YOUR HOME LATER

### DID YOU KNOW?

Shared Ownership offers great flexibility, and you can purchase more of your home through staircasing whenever you are ready too.

[CLICK HERE TO LEARN MORE BY READING OUR SHARED OWNERSHIP GUIDE](#)

Lincoln Cathedral

## WITHAM GATE

WITHAM ST HUGHS, LINCOLNSHIRE

A STUNNING COLLECTION OF TWO, THREE AND FOUR-BEDROOM HOMES AVAILABLE THROUGH SHARED OWNERSHIP.

Witham Gate is a beautiful new development of two, three and four-bedroom homes for sale in Witham St Hughs, Lincolnshire. Recognised for its rural setting, beautiful vistas and picturesque villages, this part of Lincolnshire is the perfect choice for homebuyers looking to settle down in more tranquil surroundings.

# GET TO KNOW WITHAM GATE

WITHAM ST HUGHS, LINCOLNSHIRE

Witham Gate is an exclusive collection of two and three and four-bedroom homes offering new opportunities for first time buyers, downsizers and growing families.



## THE HOLMES 2 Bedroom Home

**PLOTS:** 105, 106, 116, 129, 130, 131, 132, 133, 134, 137, 138



## THE KIRK 2 Bedroom Home

**PLOTS:** 145



## THE VICKERS 3 Bedroom Home

**PLOTS:** 102, 103, 104, 107, 108, 117, 135, 136, 146, 159, 160 & 165



## THE WILKINSON 4 Bedroom Home

**PLOTS:** 139, 140, 147, 148, 166 & 167





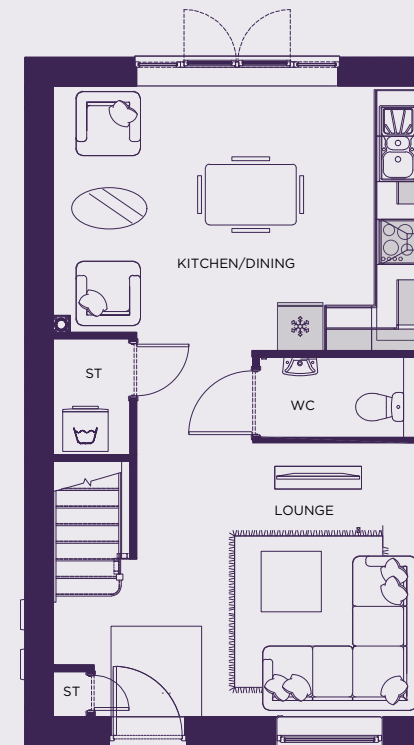
THE HOLMES

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping, windows and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

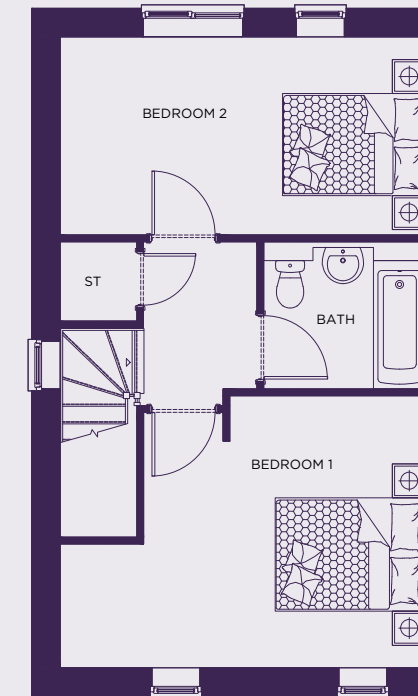
# THE HOLMES

SEMI DETACHED

TOTAL 870 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

- Modern fitted kitchen
- Stainless steel integral oven, hob & extract hood
- Space for washing machine & fridge/freezer
- Vinyl flooring to kitchen and WC
- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### Sustainability

- EPV Charging
- Air Source heat pumps
- Solar panels

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



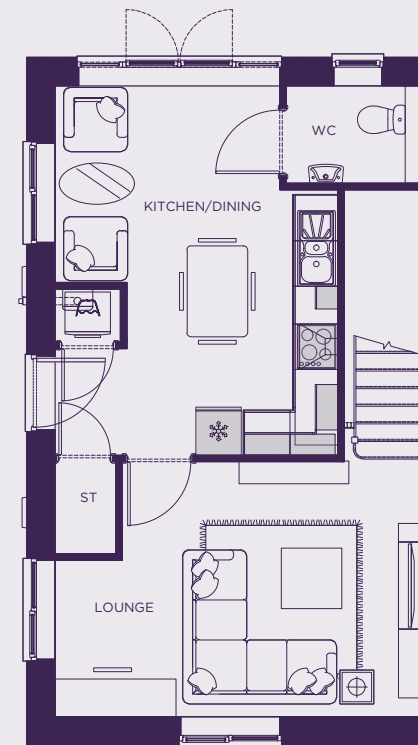
THE KIRK

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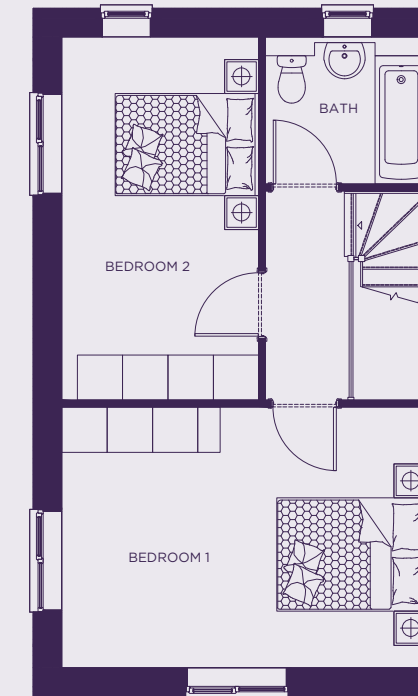
# THE KIRK

SEMI DETACHED

TOTAL 870 SQ FT



GROUND



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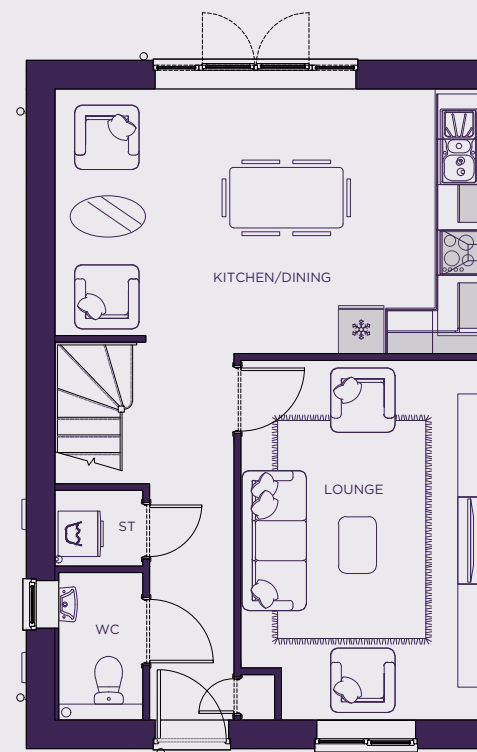


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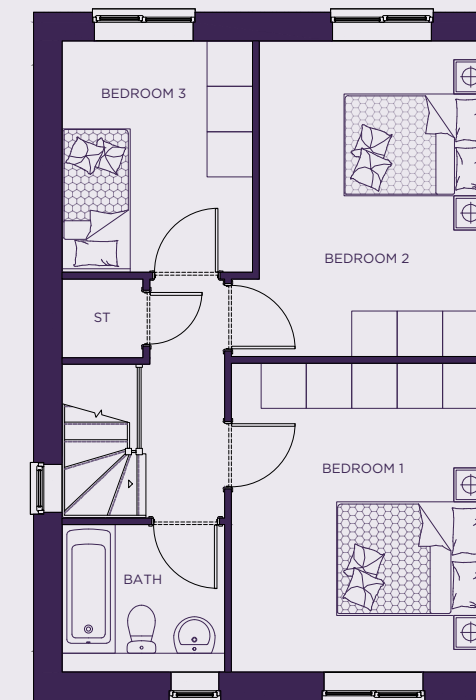
# THE VICKERS

SEMI DETACHED

TOTAL 1,012 SQ FT



GROUND



FIRST

## SPECIFICATION

### Kitchen

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- Open plan kitchen/dining

### Bathroom

- Family bathroom
- Shower over bath
- Three piece white suite
- Complimentary wall tiling
- Vinyl flooring to bathroom

### Sustainability

- EPV Charging
- Air Source heat pumps
- Solar panels

### General

- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty

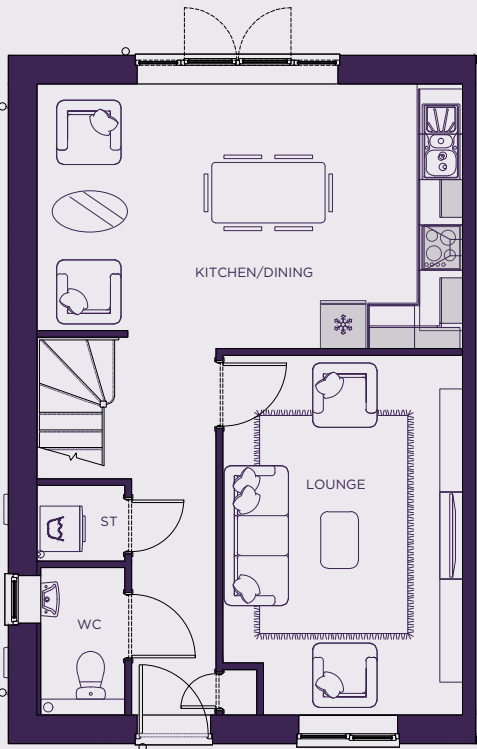


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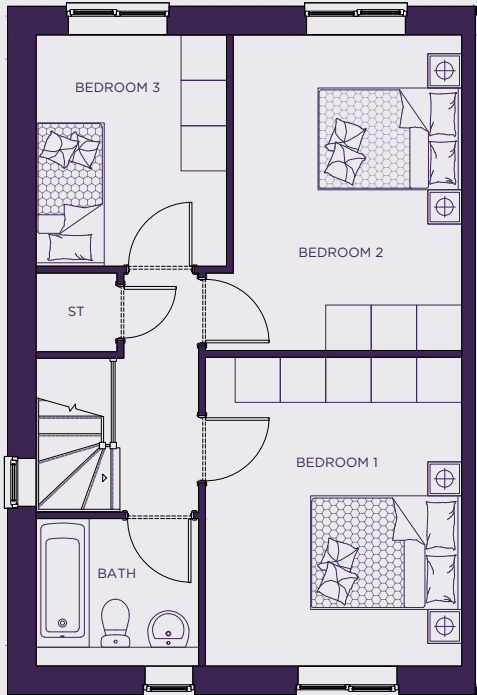
# THE VICKERS

MID/END TERRACE

TOTAL 1,012 SQ FT



GROUND



FIRST

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### Bathroom

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- Vinyl flooring to bathroom

### Sustainability

- EPV Charging
- Air Source heat pumps
- Solar panels

### General

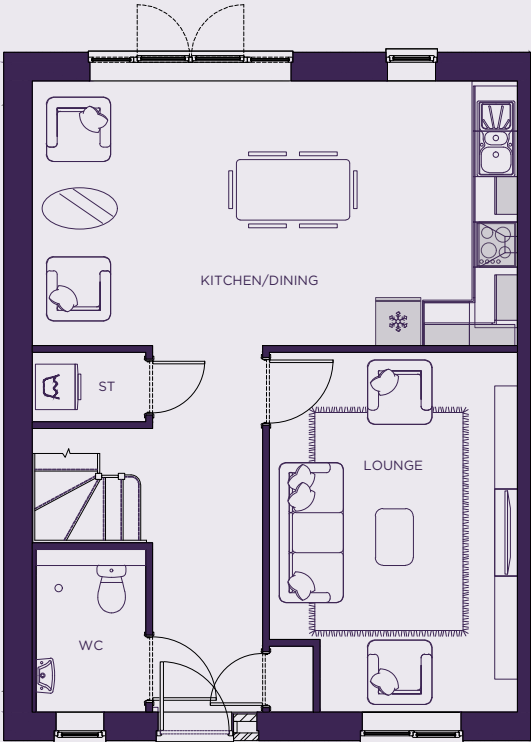
- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



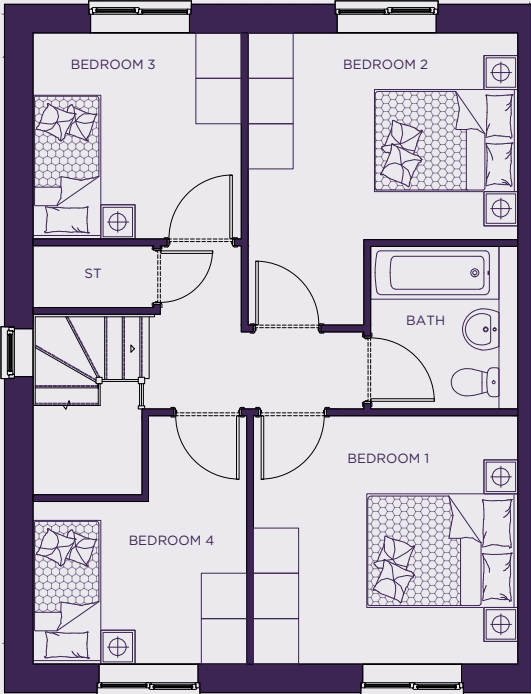
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# THE WILKINSON

SEMI DETACHED  
TOTAL 1,053 SQ FT



GROUND



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- Bathroom**
- Family bathroom
  - Shower over bath
  - Three piece white suite
  - Complimentary wall tiling
  - Vinyl flooring to bathroom

- Sustainability**
- EPV Charging
  - Air Source heat pumps
  - Solar panels

- General**
- Nearby schools and local amenities
  - Excellent transport links
  - 2 parking spaces per property
  - 10 Year build warranty

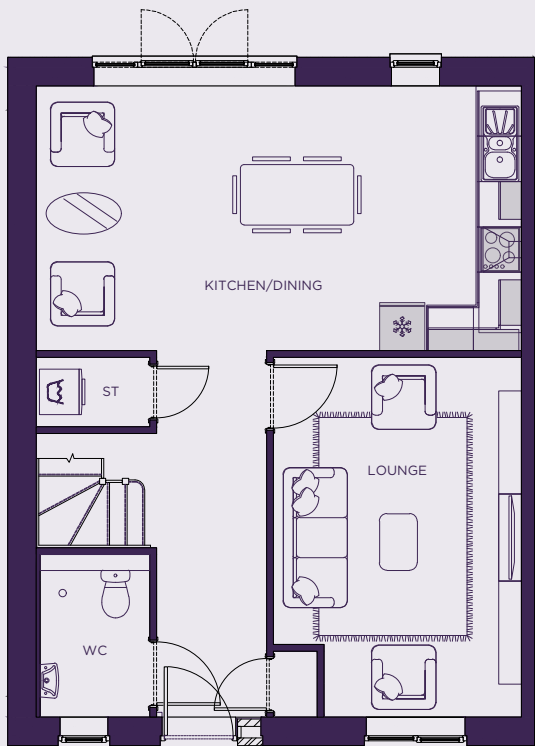


THE WILKINSON

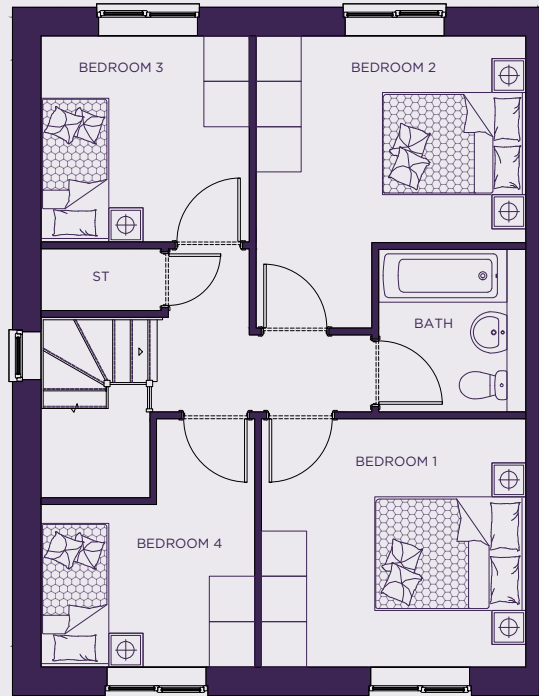
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# THE WILKINSON

DETACHED  
TOTAL 1,053 SQ FT



GROUND



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# Witham St Hughs, Lincolnshire

## HOUSE PRICES FOR ALL PLOTS AVAILABLE

| Plot | Name          | Beds | Type          | Address                                             | 100% Share | 35% Share Value | Monthly Rent |
|------|---------------|------|---------------|-----------------------------------------------------|------------|-----------------|--------------|
| 102* | The Vickers   | 3b5p | End-terrace   | 35 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £287,500   | £100,625        | £428.26      |
| 103* | The Vickers   | 3b5p | Mid-terrace   | 33 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £285,000   | £99,750         | £424.53      |
| 104* | The Vickers   | 3b5p | End-terrace   | 31 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £287,500   | £100,625        | £428.26      |
| 105* | The Holmes    | 2b4p | Semi-detached | 29 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £262,500   | £91,875         | £391.02      |
| 106* | The Holmes    | 2b4p | Semi-detached | 27 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £262,500   | £91,875         | £391.02      |
| 107* | The Vickers   | 3b5p | Semi-detached | 25 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £290,000   | £101,500        | £431.98      |
| 108* | The Vickers   | 3b5p | Semi-detached | 23 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £290,000   | £101,500        | £431.98      |
| 116* | The Holmes    | 2b4p | Semi-detached | 5 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX  | £262,500   | £91,875         | £391.02      |
| 117* | The Vickers   | 3b5p | Semi-detached | 3 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX  | £290,000   | £101,500        | £431.98      |
| 145  | The Kirk      | 2b4p | Semi-detached | 34 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £262,500   | £91,875         | £391.02      |
| 146  | The Vickers   | 3b5p | Semi-detached | 2 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ   | £290,000   | £101,500        | £431.98      |
| 147  | The Wilkinson | 4b6p | Semi-detached | 4 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ   | £315,000   | £110,250        | £469.22      |
| 148  | The Wilkinson | 4b6p | Semi-detached | 6 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ   | £315,000   | £110,250        | £469.22      |
| 159* | The Vickers   | 3b5p | Semi-detached | 16 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX | £290,000   | £101,500        | £431.98      |

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SATNAV  
**LN6 9XJ**



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@PLATFORMNEWHOME

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