

WITHAM GATE

WITHAM ST HUGHS, LINCOLNSHIRE





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



Newark Castle & Gardens

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

12 MILES
LINCOLN

10 MILES
NEWARK-ON-TRENT

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	12.6 MILES
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 you're 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 VICKERS

3 Bedroom Home

PLOTS:

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



THE KIRK

2 Bedroom Home

PLOTS:

145



THE WILKINSON

4 Bedroom Home

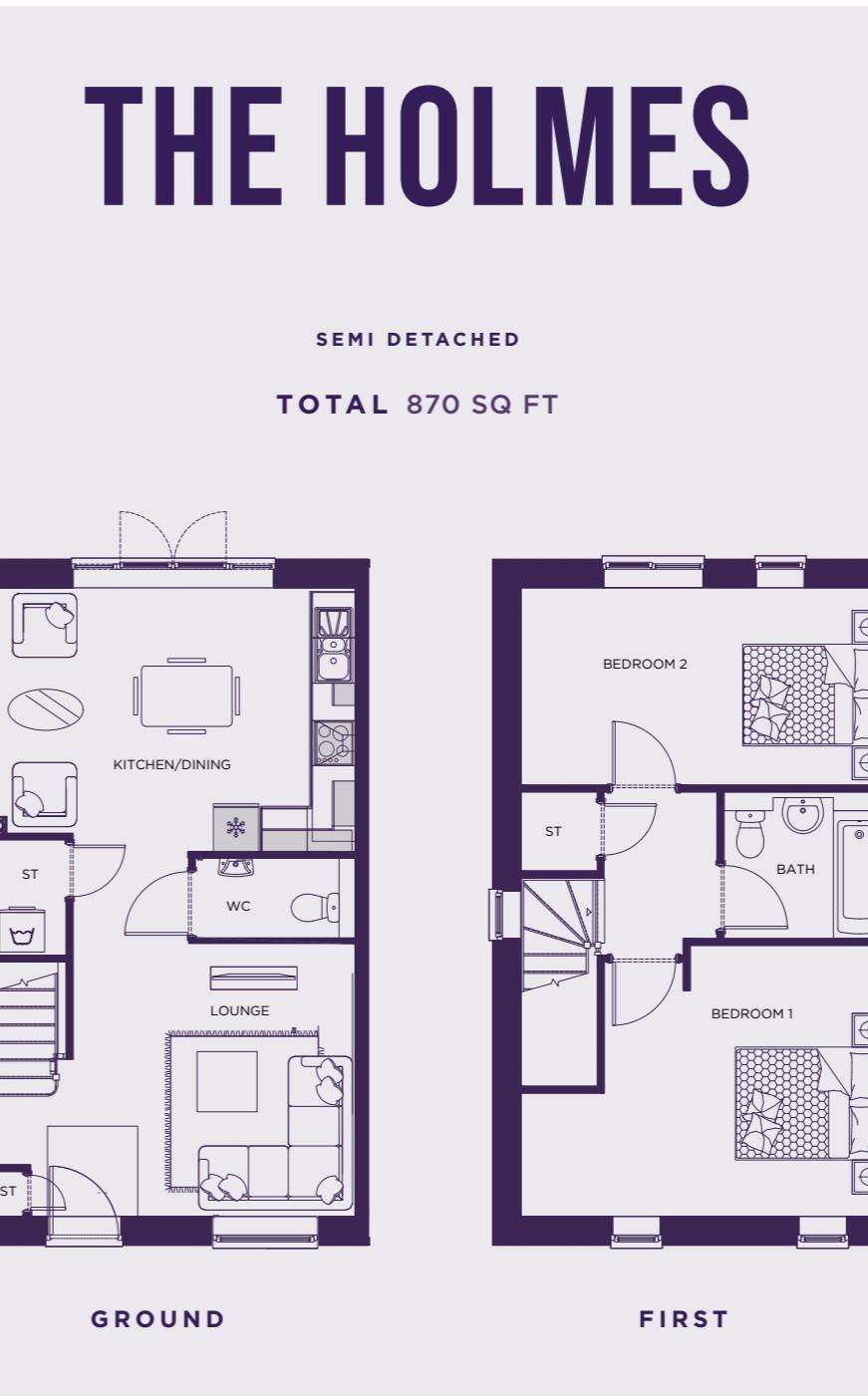
PLOTS:

139, 140, 147, 148, 166 & 167





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.



SPECIFICATION

Kitchen

- Modern fitted kitchen
- Stainless steel integrated 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

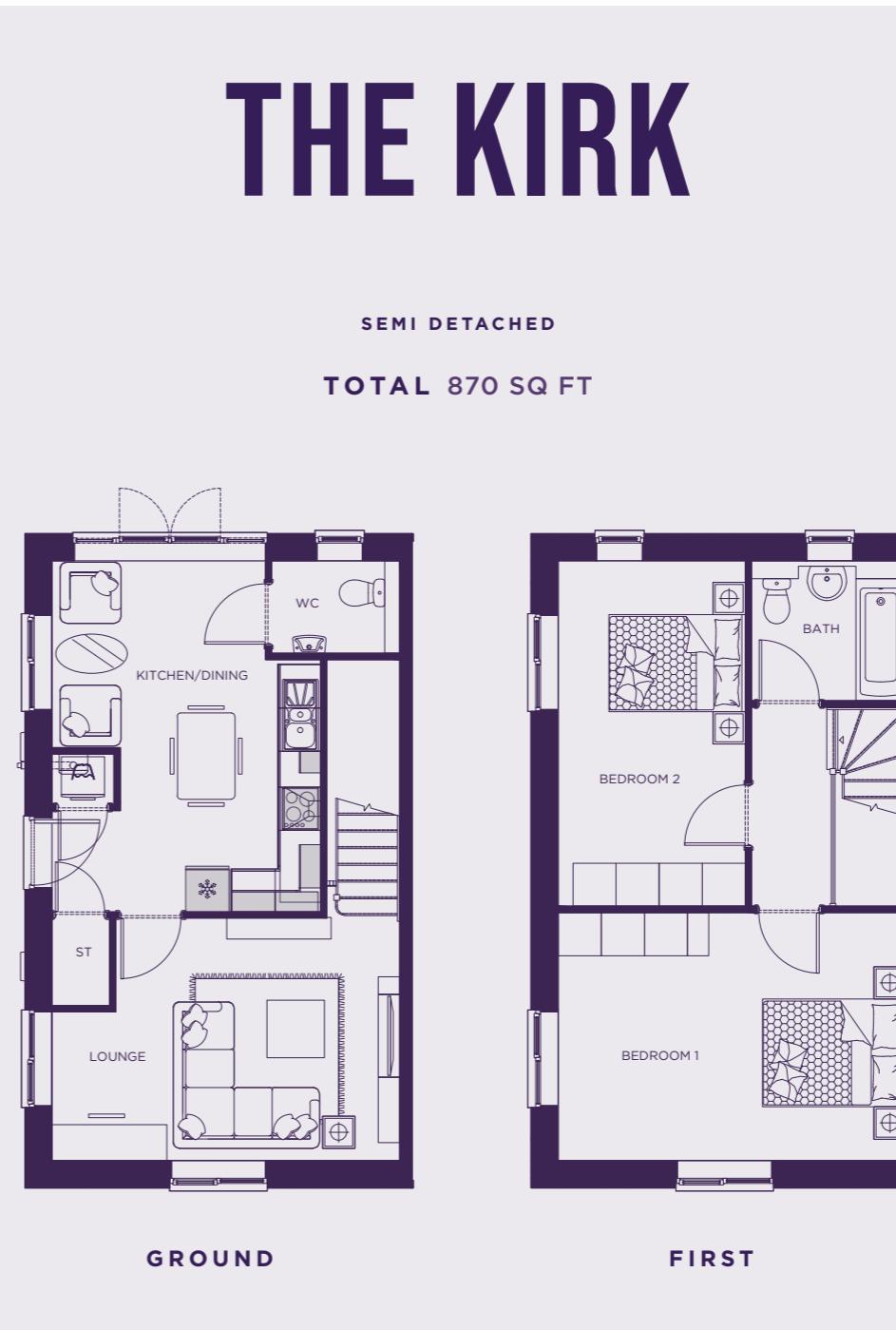
- EV charging
- Air Source heat pumps
- Solar panels

General

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



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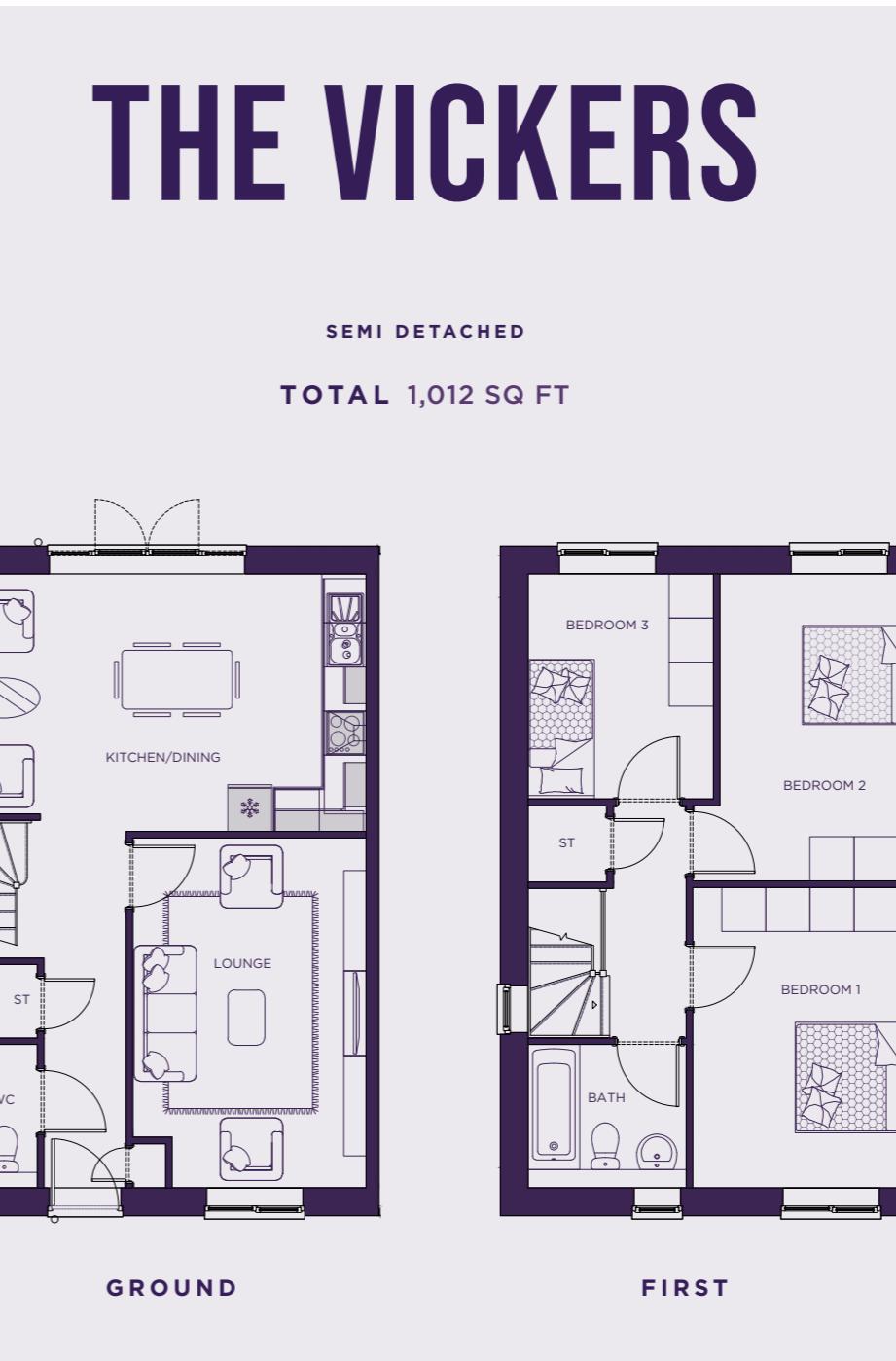
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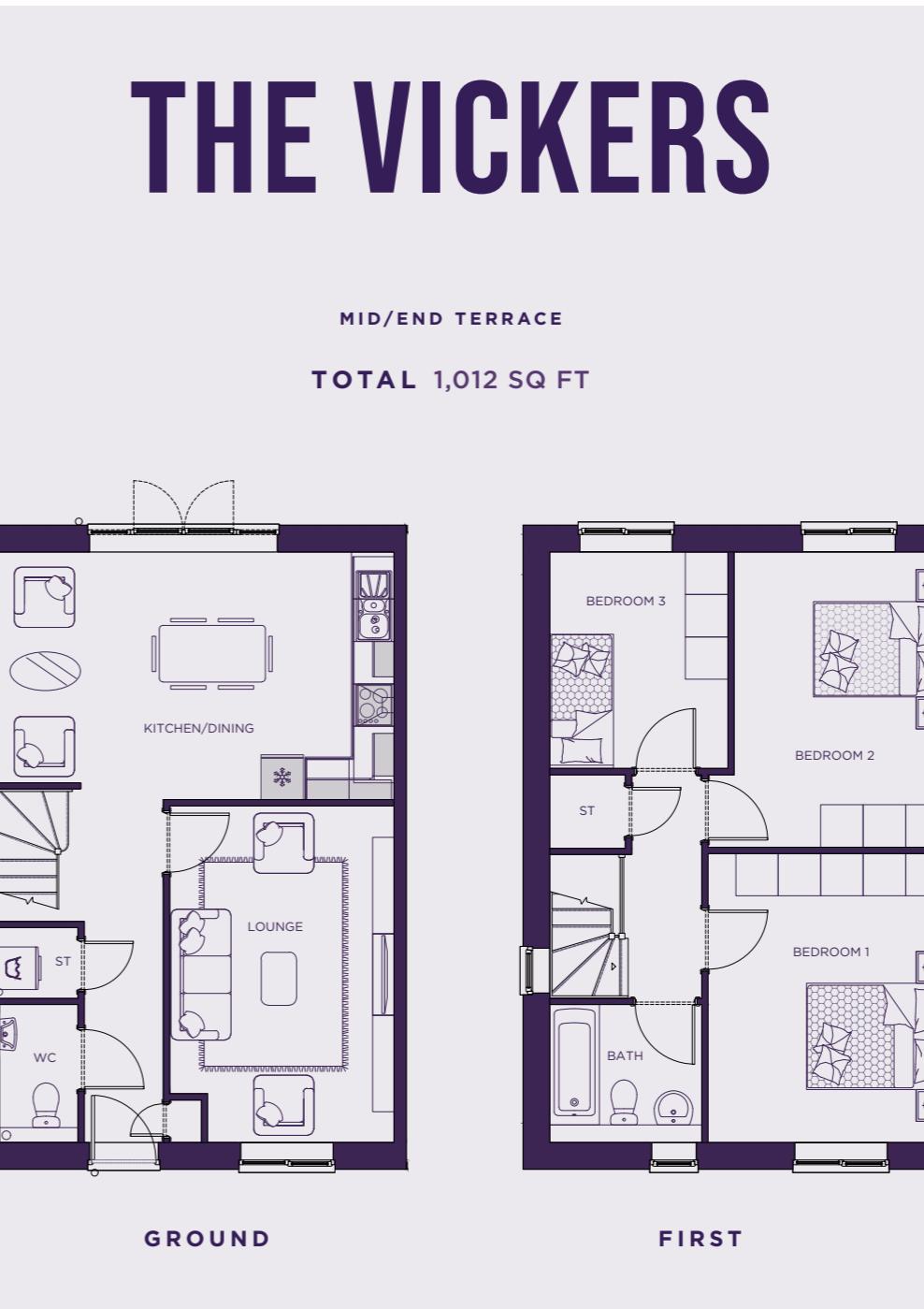
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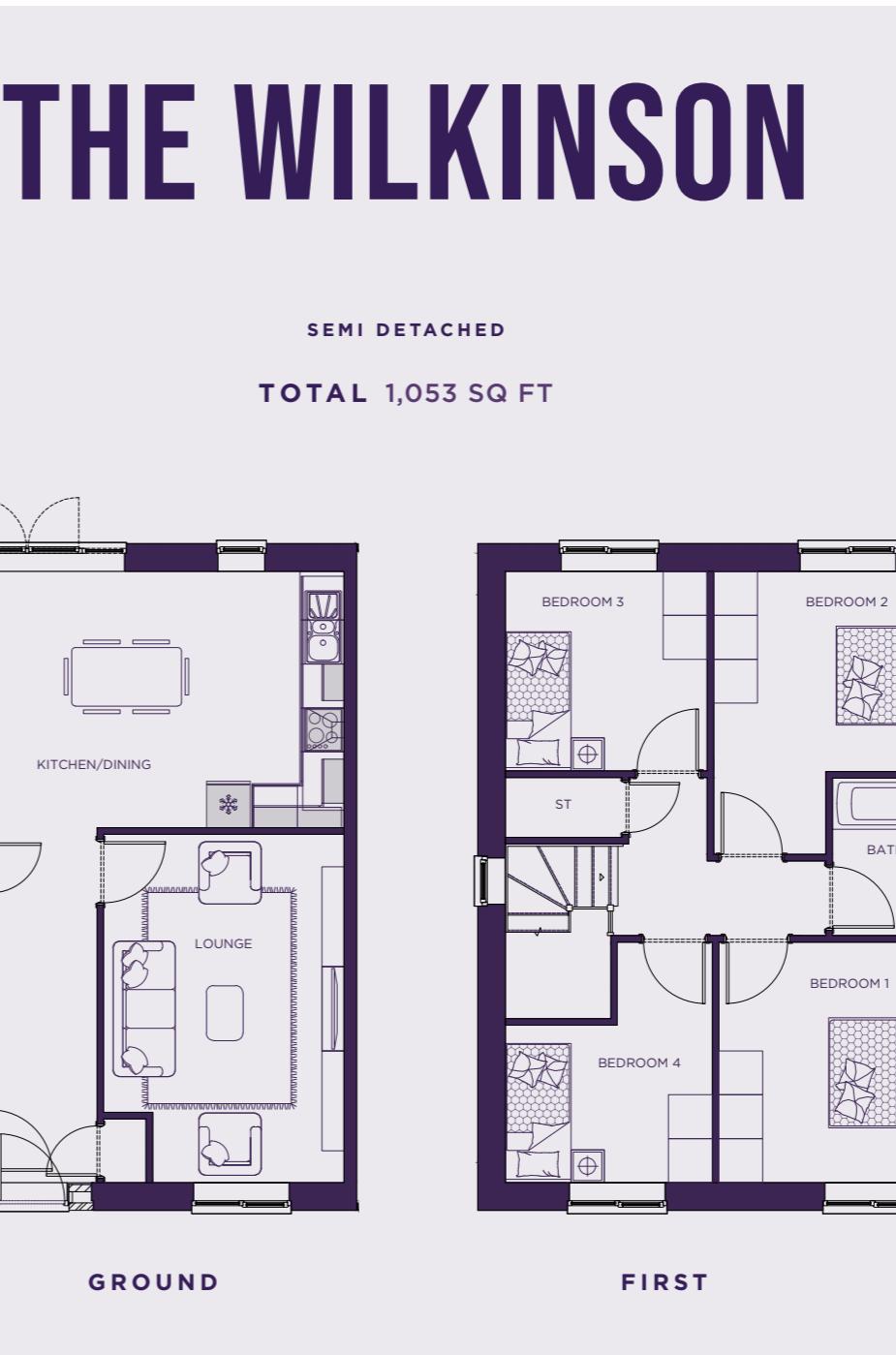
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THE WILKINSON

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Sustainability

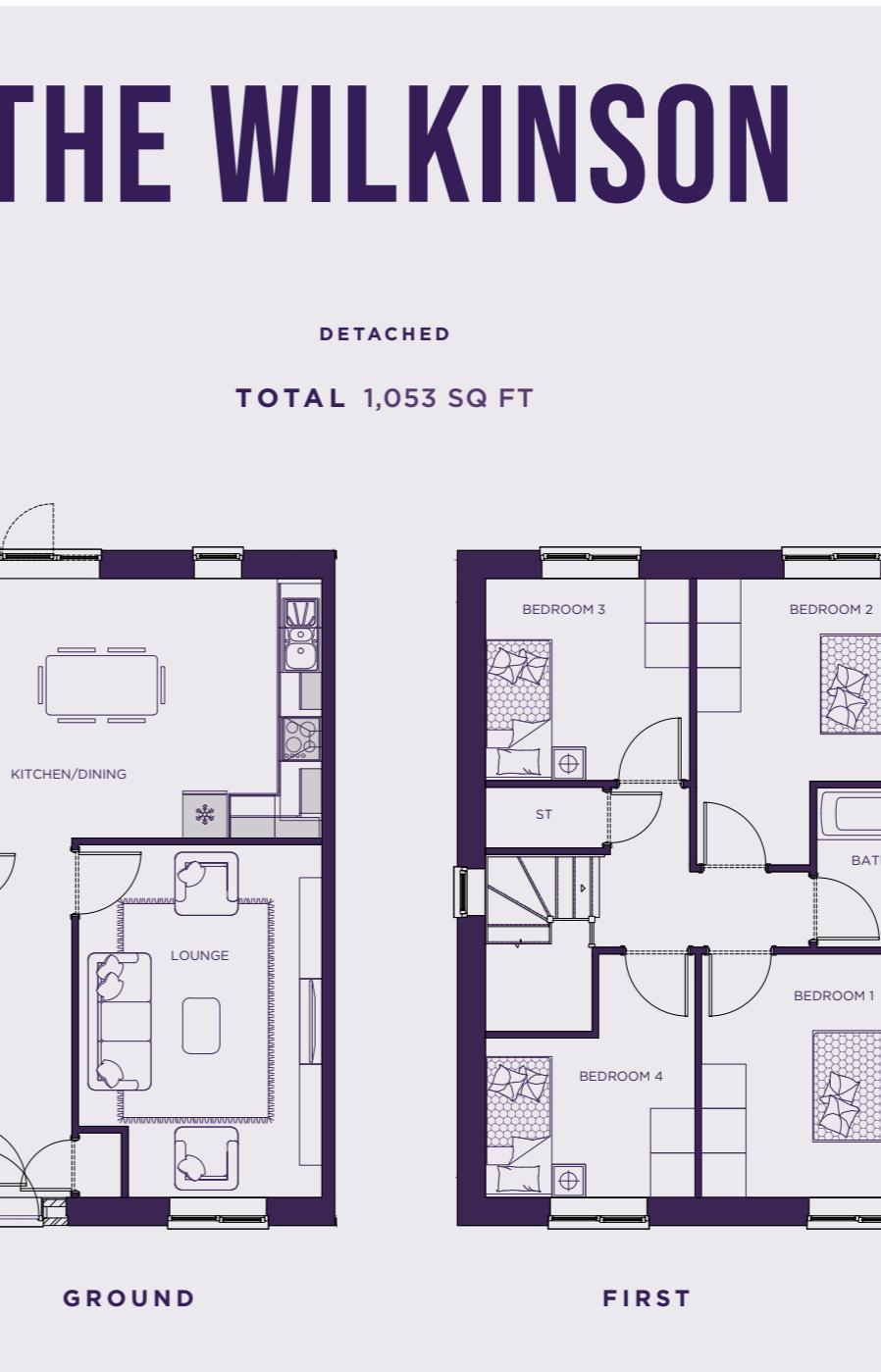
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Witham Gate

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	3 bed	End-terrace	35 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£287,500	£100,625	£428.26
103	The Vickers	3 bed	Mid-terrace	33 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£285,000	£99,750	£424.53
104	The Vickers	3 bed	End-terrace	31 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	SSTC		
105	The Holmes	2 bed	Semi-detached	29 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£262,500	£91,875	£391.02
106	The Holmes	2 bed	Semi-detached	27 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£262,500	£91,875	£391.02
107	The Vickers	3 bed	Semi-detached	25 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£290,000	£101,500	£431.98
108	The Vickers	3 bed	Semi-detached	23 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£290,000	£101,500	£431.98
116	The Holmes	2 bed	Semi-detached	5 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£262,500	£91,875	£391.02
117	The Vickers	3 bed	Semi-detached	3 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£290,000	£101,500	£431.98
133	The Holmes	2 bed	Semi-detached	30 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£262,500	£91,875	£391.02
134	The Holmes	2 bed	Semi-detached	32 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£262,500	£91,875	£391.02
135	The Vickers	3 bed	Semi-detached	34 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£290,000	£101,500	£431.98
136	The Vickers	3 bed	Semi-detached	36 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£290,000	£101,500	£431.98
137	The Holmes	2 bed	Semi-detached	38 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£262,500	£91,875	£391.02

138	The Holmes	2 bed	Semi-detached	40 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£26,500	£9,187	£391.02
139	The Wilkinson	4 bed	Semi-detached	42 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£315,000	£10,250	£463.22
140	The Wilkinson	4 bed	Semi-detached	44 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£315,000	£10,250	£463.22
145	The Kirk	2 bed	Semi-detached	34 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	SSTC		
146	The Vickers	3 bed	Semi-detached	2 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ	£290,000	£10,150	£431.98
147	The Wilkinson	4 bed	Semi-detached	4 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ	£315,000	£10,250	£463.22
148	The Wilkinson	4 bed	Semi-detached	6 Quartz Close, Witham St Hughs, Lincoln, LN6 6AZ	SSTC		
159	The Vickers	3 bed	Semi-detached	16 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£290,000	£10,150	£431.98
160	The Vickers	3 bed	Semi-detached	18 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£290,000	£10,150	£431.98
165	The Vickers	3 bed	Semi-detached	28 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	SSTC		
166	The Wilkinson	4 bed	Semi-detached	30 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	£315,000	£10,250	£463.22
167	The Wilkinson	4 bed	Detached	32 Marble Avenue, Witham St Hughs, Lincoln, LN6 6AX	SSTC		
129*	The Holmes	2 bed	Semi-detached	22 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£26,500	£9,187	£391.02
130*	The Holmes	2 bed	Semi-detached	24 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£26,500	£9,187	£391.02
131*	The Holmes	2 bed	Semi-detached	26 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£26,500	£9,187	£391.02
132*	The Holmes	2 bed	Semi-detached	28 Granite Way, Witham St Hughs, Lincoln, LN6 6BE	£26,500	£9,187	£391.02

*LOCAL CONNECTION APPLIES



WARREN LANE,
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LINCOLNSHIRE,
LN6 9XJ



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SATNAV
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Platform Home Ownership have taken every effort to ensure that these documents are accurate and represent the properties available. Platform Home Ownership and the developer may in their efforts to improve design reserve the right to alter site plans, floorplans, elevations and specifications without prior notice. Maps shown are not to scaled and for illustrative purposes only. Distances are taken from google.co.uk/maps. Information is correct at the time it was published - **January 2026**. For more information please visit us website at www.platformhomeownership.com