

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

INTRODUCTION
P. 04

LOCAL AREA
P. 06

CONNECTIVITY
P. 07

SHARED OWNERSHIP
P. 08

THE DEVELOPMENT
P. 09

AVAILABLE HOMES
P. 10

GET IN TOUCH



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 come as standard with some homes also featuring solar panels, 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





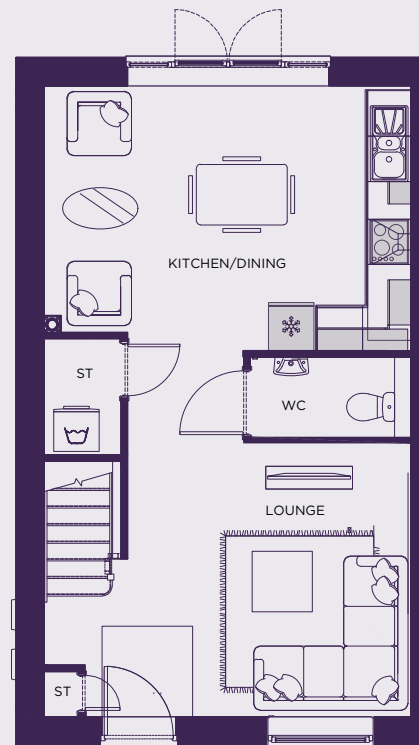
THE HOLMES

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.

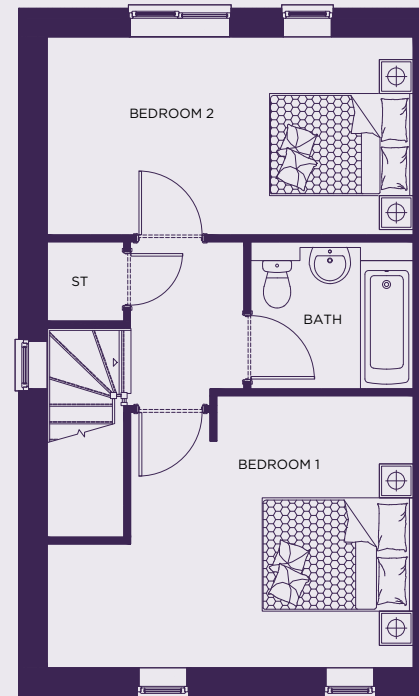
THE HOLMES

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
- *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

General

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



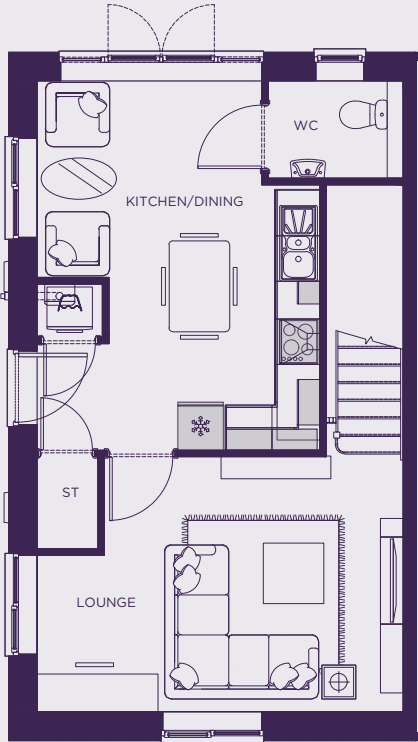
THE KIRK

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.

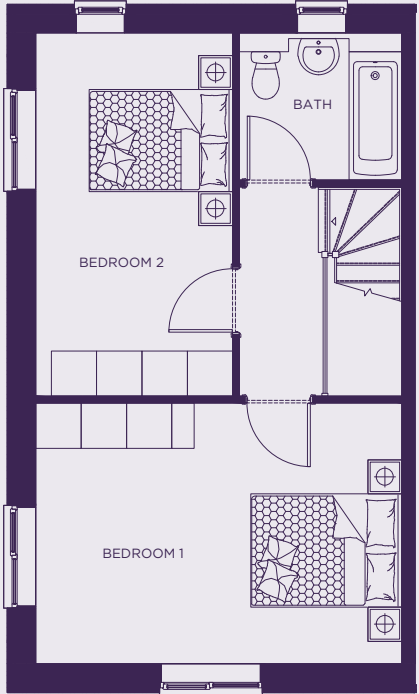
THE KIRK

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
- *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

General

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



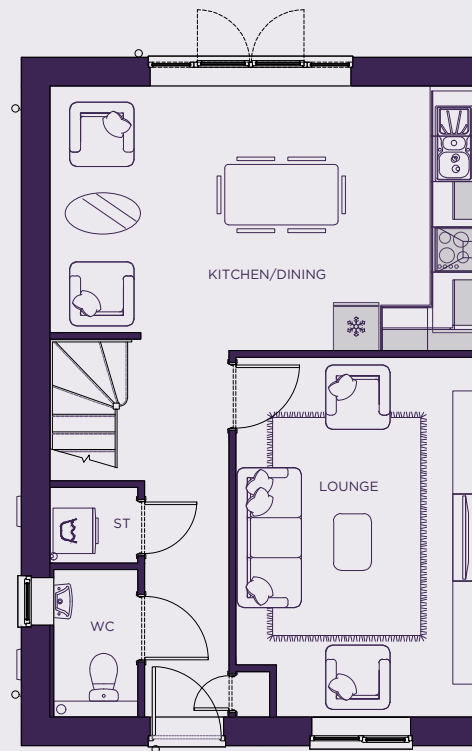
THE VICKERS

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.

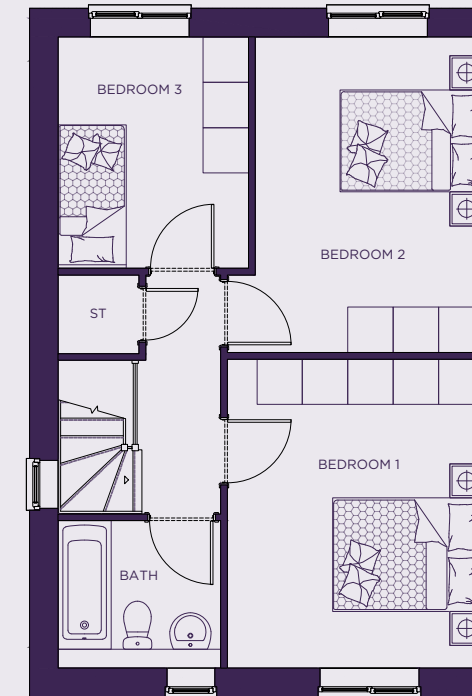
THE VICKERS

SEMI DETACHED

TOTAL 1,012 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
- *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

General

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



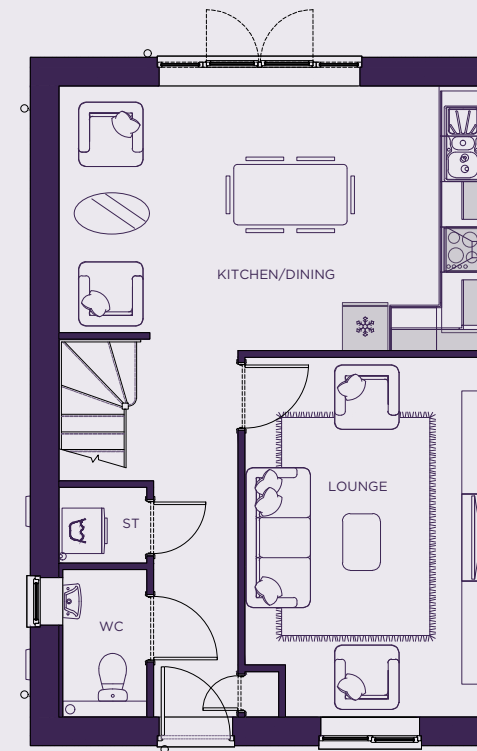
THE VICKERS

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.

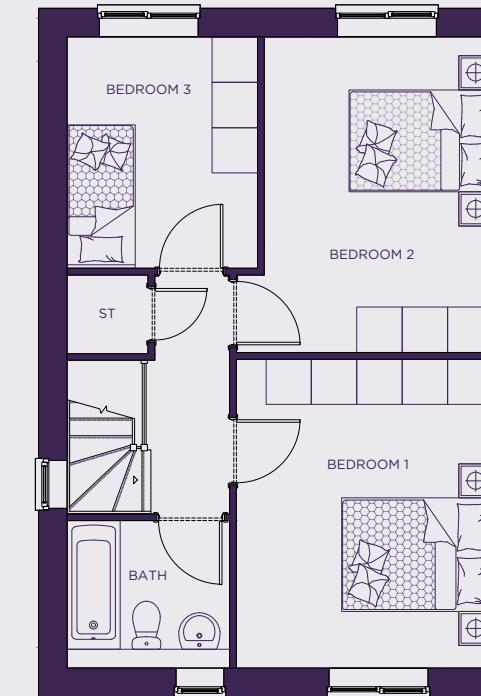
THE VICKERS

MID/END TERRACE

TOTAL 1,012 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
- *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

General

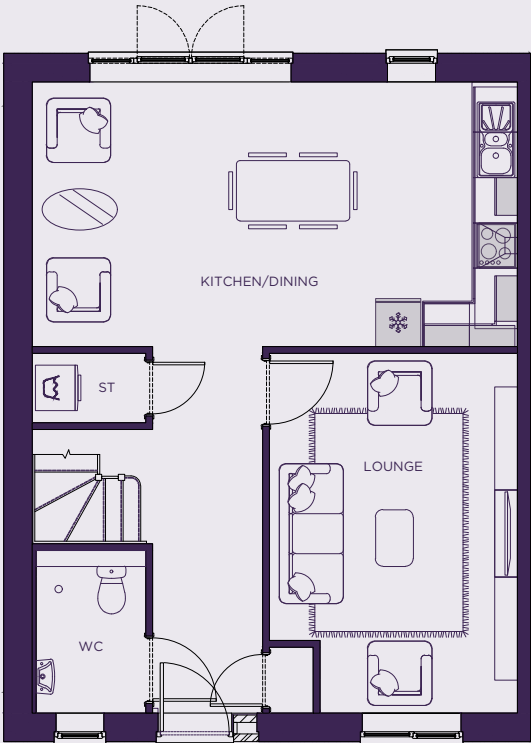
- Nearby schools and local amenities
- Excellent transport links
- 2 parking spaces per property
- 10 Year build warranty



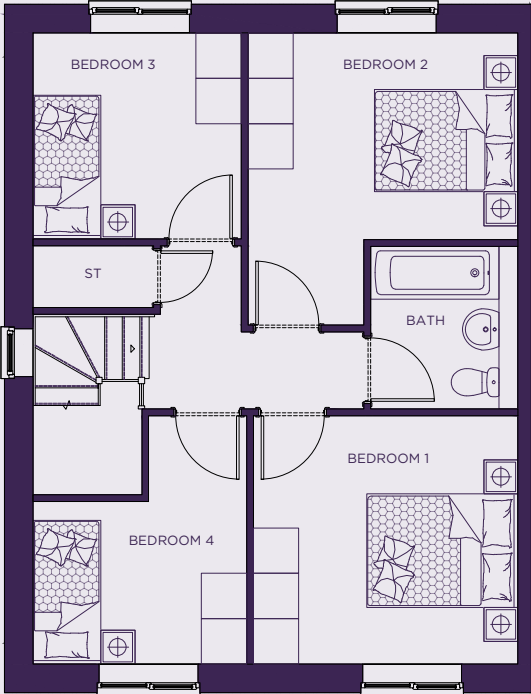
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External 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 WILKINSON

SEMI DETACHED
TOTAL 1,053 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
 - *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

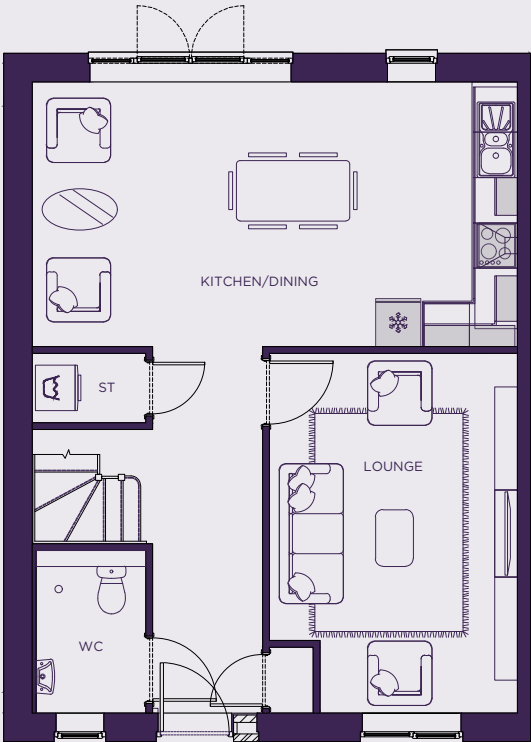
- General**
- Nearby schools and local amenities
 - Excellent transport links
 - 2 parking spaces per property
 - 10 Year build warranty



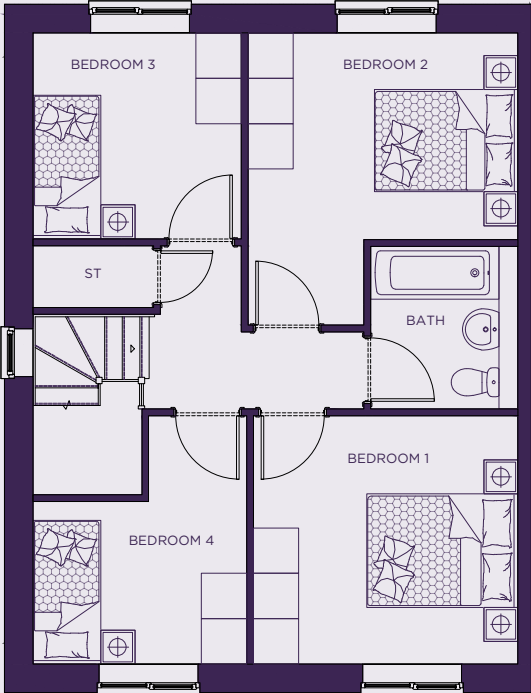
This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Platform Home Ownership home of this type, but there are, however, variances from site to site. External 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 WILKINSON

DETACHED
TOTAL 1,053 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
 - *Some properties come with solar panels, speak to your Sales Advisor to confirm.*

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



WARREN LANE,
WITHAM ST HUGHS,
LINCOLNSHIRE,
LN6 6AQ



PLATFORMHOMEOWNERSHIP



@PLATFORMHOMEOWNERSHIP



@PLATFORMNEWHOME

GET IN TOUCH

0121 788 7537

sales@platformhg.com

SATNAV

LN6 6AQ

WHAT3WORDS

///SWAY.GUESSING.COLDER

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](https://www.google.co.uk/maps). Information is correct at the time it was published - **September 2026**. For more information please visit us website at www.platformhomeownership.com