


Pygott & Crone

# 123a, London Road

Boston, Lincolnshire, PE21 7EZ

£475,000

# 4 Bedroom Detached House

- Freehold
- Part Completed New Build Property
- Fantastic Location and Road Frontage
- Generous Plot 0.21 Acres (sts)
- Main Bedroom With Dressing Room, En-Suite and Balcony
- Open Plan Living With Separate, Snug and Office
- Downstairs Shower Room, Upstairs Four Piece Family Bathroom
- Ample Off Road Parking and Store/Garage
- Site Visits Welcome
- EPC Rating -TBC, Council Tax Band -C





# Overview

A fantastic opportunity to acquire a part-completed new build detached family home situated on London Road, ideally positioned between the market town of Boston and the village of Wyberton. Occupying a generous plot of approximately 0.2 acres (subject to survey), this substantial property has been thoughtfully designed to provide spacious and contemporary family accommodation, with the majority of the main construction works already completed.

The property is currently at an advanced stage of construction, with the majority of the internal walls plastered and painted and first-fix electrical and plumbing installations in place. The property now provides an excellent opportunity for a purchaser to complete the remaining works and finish the home to their own requirements and specification.





The proposed accommodation includes a stunning open plan kitchen, dining and living area, creating an impressive space for both everyday living and entertaining. Further ground floor accommodation comprises a separate snug/playroom, study or gym, utility room, ground floor shower room/WC and integral garage/store.

To the first floor, the property has been designed to provide an impressive principal bedroom suite featuring a vaulted ceiling, dressing room, en-suite bathroom and private balcony. Three further bedrooms are served by a family bathroom, providing flexible accommodation for modern family living.

The property has been designed with a number of desirable features including underfloor heating to the ground floor, with the remaining internal finishes and fittings to be completed by the purchaser.





Externally, the property occupies a generous plot of approximately 0.2 acres (subject to survey), offering excellent outside space with ample scope for landscaping and outdoor entertaining.

Further benefits include mains drainage.

A viewing of the property is highly recommended to appreciate the scale, layout and current stage of completion. Site visits are welcome by appointment.

Early enquiries are highly recommended.

Agent's Note

Please note that the property is being sold in its current part-completed condition. Prospective purchasers are advised to satisfy themselves as to the works completed, works remaining and any requirements necessary to complete the property. The final two images are computer-generated images (CGIs) and are intended for illustrative purposes only, providing an indication of the proposed finished appearance of the property.



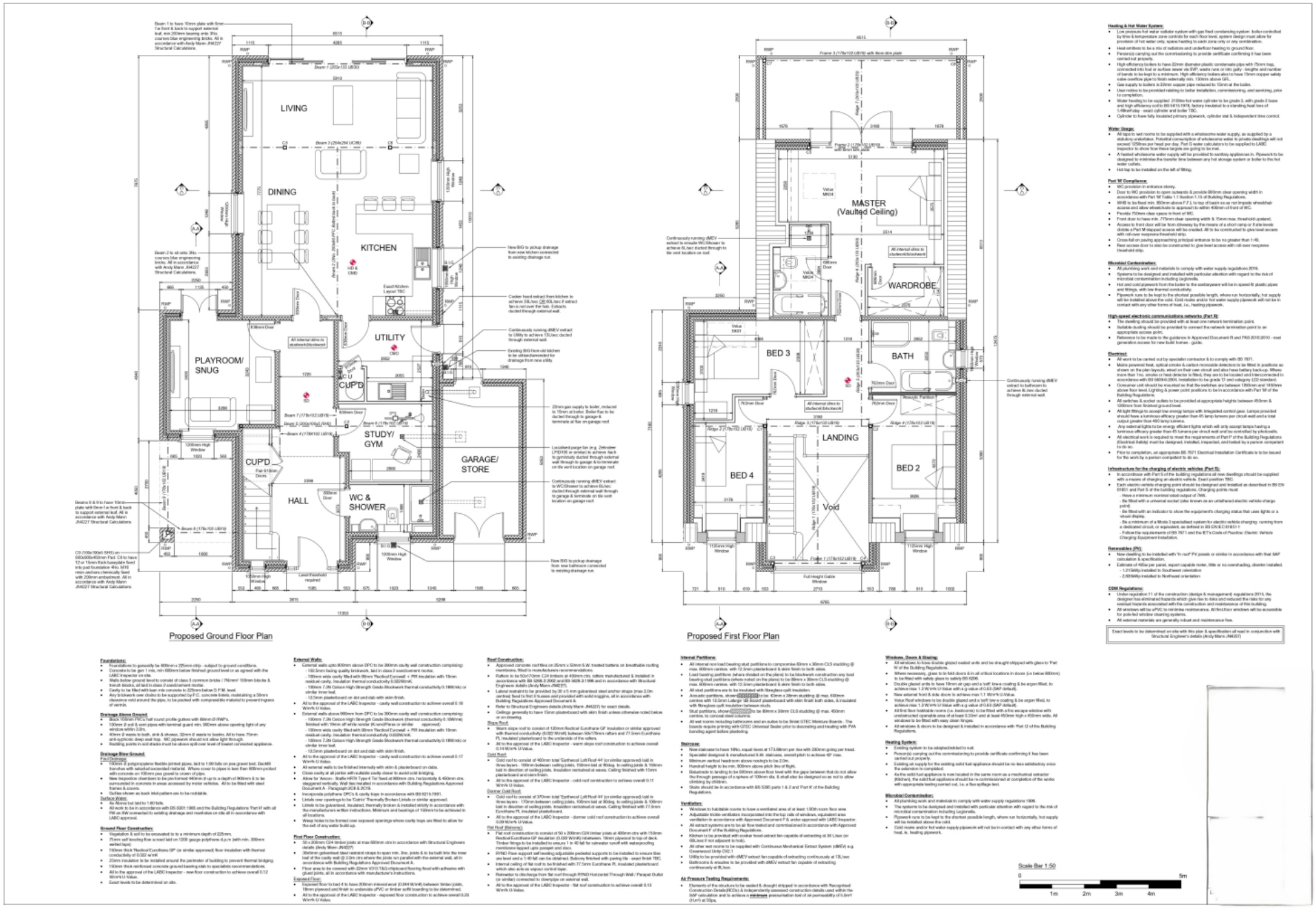







UNILIN


BATHROOMS
K·VIT
Bijou/Ozone




**Foundations:**

- Foundations to generally be 600mm x 225mm strip - subject to ground conditions.
- Concrete to be gen 1 mix, min 600mm below finished ground level or as agreed with the LABC inspector on site.
- Walls below ground level to consist of class 3 concrete bricks / 7N/mm² 100mm blocks & trench blocks, all laid in class 2 sand/cement mortar.
- Cavity to be filled with lean mix concrete to 225mm below D.P.M. level.
- Any brickwork over cloaks to be supported by P.C. concrete lintels, maintaining a 50mm clearance void around the pipe, to be packed with compressible material to prevent ingress of vermin.

**Drainage Above Ground:**

- Black 100mm PVC-u half round profile gutters with 68mm Ø RWP's.
- 100mm ø soil & vent pipes with terminal guard min. 900mm above opening light of any window within 3.0m.
- 40mm ø waste to bath, sink & shower, 32mm ø waste to basins. All to have 75mm anti-syphonic deep seal trap. WC pipework should not allow light through.
- Rodding points in soil stacks must be above spill-over level of lowest connected appliance.

**Drainage Blow Ground:**

Foul Drainage:

- 100mm Ø polypropylene flexible jointed pipes, laid to 1:60 falls on pea gravel bed. Backfill trenches with selected excavated material. Where cover to pipes is less than 600mm protect with concrete on 100mm pea gravel to crown of pipe.
- New Inspection chambers to be pre-formed 440mm Ø up to a depth of 900mm & to be surrounded in concrete in areas accessed by motor vehicles. All to be fitted with steel frames & covers.
- Gullies shown as back inlet pattern are to be reddable.

Surface Water:

- As 40mm ø but laid to 1:80 falls.
- All work to be in accordance with BS 6301:1985 and the Building Regulations Part H with all FW or SW connected to existing drainage and manhole cc-ntls all in accordance with LABC approval.

**Ground Floor Construction:**

- Vegetation & soil to be excavated to a minimum depth of 225mm.
- 75mm self-leveling flow screed laid on 1200 gauge polythene d.p.m (with min. 300mm vertical laps)
- 150mm thick Thermfloor Eurotherm 09* (or similar approved) floor insulation with thermal conductivity of 0.032 w/mK
- 25mm insulation to be installed around the perimeter of building to prevent thermal bridging.
- 150mm thick reinforced concrete ground bearing slab to specialists recommendations.
- All to the approval of the LABC Inspector - new floor construction to achieve overall 0.12 W/m²k U Value.
- Exact levels to be determined on site.

**External Walls:**

- External walls upto 900mm above DPC to be 360mm cavity wall construction comprising:
  - 102.5mm facing quality brickwork, laid in class 2 sand/cement mortar.
  - 100mm wide cavity filled with 90mm Thermfloor Eurowall + PIR insulation with 10mm residual cavity. Insulation thermal conductivity 0.022W/mK.
  - 100mm 7.0N Celcon High Strength Gasbi Blockwork thermal conductivity 0.196W/mk) or similar inner leaf.
  - 12.5mm plasterboard on dot and dab with skim finish.
- All to the approval of the LABC Inspector - cavity wall construction to achieve overall 0.18 W/m²k U Value.
- External walls above 900mm from DPC to be 300mm cavity wall construction comprising:
  - 100mm 7.0N Celcon High Strength Gasbi Blockwork (thermal conductivity 0.196W/mk) finished with 19mm off white render (K-rend/Parex or similar approved)
  - 100mm wide cavity filled with 90mm Thermfloor Eurowall + PIR insulation with 10mm residual cavity. Insulation thermal conductivity 0.022W/mK.
  - 100mm 7.0N Celcon High Strength Gasbi Blockwork thermal conductivity 0.196W/mk) or similar inner leaf.
  - 12.5mm plasterboard on dot and dab with skim finish.
- All to the approval of the LABC Inspector - cavity wall construction to achieve overall 0.17 W/m²k U Value.
- All external walls to be finished internally with skim & plasterboard on dabs.
- Close cavity at all jambs with suitable cavity closer to avoid cold bridging.
- Allow for 'Ancon - Staifix HRT4 Type 4 Tie' fixed at 900mm ctrs, horizontally & 450mm ctrs, staggered vertically. Wall ties installed in accordance with Building Regulations Approved Document A - Paragraph 2C8 & 2C19.
- Incorporate polythene DPC's & cavity trays in accordance with BS 8215:1991.
- Lintels over openings to be 'Catnic' Thermbloc Lintels or similar approved.
- Lintels to be galvanised, insulated, thermally broken & installed strictly in accordance with the manufacturers written instructions. Minimum end bearings of 150mm to be achieved in all locations.
- Weep holes to be formed over exposed openings where cavity trays are fitted to allow for the exit of any water build up.

**First Floor Construction:**

- 50 x 200mm C24 timber joists at max 600mm ctrs in accordance with Structural Engineers details (Andy Mann JN4227).
- 30x5mm galvanised steel restraint straps to span min. 3no. joists & to be built into the inner leaf of the cavity wall @ 2.0m ctrs where the joists run parallel with the external wall, all in accordance with Building Regulations Approved Document A.
- Floor area to be covered with 22mm V313 T&G chipboard flooring fixed with adhesive with glued joints, all in accordance with manufacturer's instructions.

Exposed Floor:

- Exposed floor to bed 4 to have 200mm mineral wool (0.044 W/mK) between timber joists, 18mm plywood and finish to underside of PVC or timber soffit boarding to be determined.
- All to the approval of the LABC Inspector - exposed floor construction to achieve overall 0.23 W/m²k U Value.

**Roof Construction:**

- Approved concrete roof tiles on 25mm x 50mm S.W. treated battens on breathable roofing membrane, fitted to manufacturers recommendations.
- Rafters to be 50x170mm C24 timbers at 400mm ctrs, unless manufactured & installed in accordance with BS 5268.2:2002 and BS 5628.3:1998 and in accordance with Structural Engineers details (Andy Mann JN4227).
- Lateral restraint to be provided by 30 x 5 mm galvanised steel anchor straps (max 2.0m centres) fixed to first 3 trusses and provided with solid noggins, all in accordance with Building Regulations Approved Document A.
- Refer to Structural Engineers details (Andy Mann JN4227) for exact details.
- Ceilings generally to have 15mm plasterboard with skim finish unless otherwise noted below or on drawing.

Slope Roof:

- Warm slope roof to consist of 120mm Recticel Eurotherm GF insulation or similar approved with thermal conductivity (0.022 W/mK) between 100x170mm rafters and 77.5mm Eurotherm PL insulated plasterboard to the underside of the rafters.
- All to the approval of the LABC Inspector - warm slope roof construction to achieve overall 0.14 W/m²k U Value.

Cold Roof:

- Cold roof to consist of 400mm total 'Earthwool Loft Roof 44' (or similar approved) laid in three layers - 100mm between ceiling joists, 150mm laid at 90deg. to ceiling joists & 150mm laid in direction of ceiling joists. Insulation reinforced at eaves. Ceiling finished with 15mm plasterboard and skim finish.
- All to the approval of the LABC Inspector - cold roof construction to achieve overall 0.11 W/m²k U Value.

Dormer Cold Roof:

- Cold roof to consist of 370mm total 'Earthwool Loft Roof 44' (or similar approved) laid in three layers - 170mm between ceiling joists, 100mm laid at 90deg. to ceiling joists & 100mm laid in direction of ceiling joists. Insulation reinforced at eaves. Ceiling finished with 77.5mm Eurotherm PL insulated plasterboard.
- All to the approval of the LABC Inspector - dormer cold roof construction to achieve overall 0.09 W/m²k U Value.

Flat Roof (Balconies):

- Flat roof construction to consist of 50 x 200mm C24 timber joists at 400mm ctrs with 150mm Recticel Eurotherm GF insulation (0.022 W/mK) inbetween. 18mm plywood to top of deck. Timber firrings to be installed to ensure 1 in 40 fall for rainwater runoff with waterproofing membrane lapped upto parapet and door.
- RYNO Free support self leveling adjustable pedestal supports to be installed to ensure tiles are level and a 1:40 fall can be obtained. Balcony finished with paving tile - exact finish TBC.
- Internal ceiling of flat roof to be finished with 77.5mm Eurotherm PL insulated plasterboard which also acts as vapour control layer.
- Rainwater to discharge from flat roof through RYNO Horizontal Through-Wall / Parapet Outlet (or similar) connected to downpipe on external wall.
- All to the approval of the LABC Inspector - flat roof construction to achieve overall 0.13 W/m²k U Value.

**Internal Partitions:**

- All internal non load bearing stud partitions to compromise 63mm x 38mm CLS studding @ max. 600mm centres. with 12.5mm plasterboard & skim finish to both sides.
- Load bearing partitions (where shaded on the plans) to be blockwork construction any load bearing stud partitions (where noted on the plans) to be 89mm x 38mm CLS studding @ max. 400mm centres. with 12.5mm plasterboard & skim finish to both sides.
- All stud partitions are to be insulated with fibreglass quilt insulation.
- Acoustic partitions, shown [redacted] to be 63mm x 38mm studding @ max. 600mm centres with 12.5mm Lafarge GB board plasterboard with skim finish both sides, & insulated with fibreglass quilt insulation between studs.
- Stud partitions, shown [redacted] to be 89mm x 38mm CLS studding @ max. 400mm centres. to conceal steel columns.
- All wet rooms including bathrooms and en-suites to be Sinteł ISTEC Moisture Boards - The boards require priming with GTEC Universal Sealer prior to decorating and treating with PVA bonding agent before plastering.

**Staircase:**

- New staircase to have 198no. equal risers at 173.68mm per rise with 230mm going per tread.
- Specialist designed & manufactured S.W. staircase, overall pitch to achieve 42° max.
- Minimum vertical headroom above nosings to be 2.0m.
- Handrail height to be min. 900mm above pitch line of flight.
- Balustrade to landing to be 900mm above floor level with the gaps between that do not allow the through passage of a sphere of 100mm dia. & shall also be designed so as not to allow climbing by children.
- Stairs should be in accordance with BS 5395 parts 1 & 2 and Part K of the Building Regulations.

**Ventilation:**

- Windows to habitable rooms to have a ventilated area of at least 1/20th room floor area.
- Adjustable trickle ventilators incorporated into the top rails of windows, equivalent area ventilation in accordance with Approved Document F & under approval with LABC Inspector.
- All extract systems are to be air flow tested and commissioned in accordance with Approved Document F of the Building Regulations.
- Kitchen to be provided with cooker hood extract fan capable of extracting at 30 L/sec (or 60L/sec if not adjacent to hob).
- All other wet rooms to be supplied with Continuous Mechanical Extract System (cMEV) e.g. Greenwood Unity CVO 1.
- Utility to be provided with cMEV extract fan capable of extracting continuously at 13L/sec
- Bathrooms & ensuites to be provided with dMEV extract fan capable of extracting continuously at 6L/sec.

**Air Pressure Testing Requirements:**

- Elements of the structure to be sealed & draught stripped in accordance with Recognised Construction Details (RCDs) & independently assessed construction details used within the SAP calculation and to achieve a [redacted] pressurisation test of air permeability of 5.0m³/(h.m²) at 50pa.

**Windows, Doors & Glazing:**

- All windows to have double glazed sealed units and be draught stripped with glass to 'Part N' of the Building Regulations.
- Where necessary, glass to be fold doors & in all critical locations in doors (i.e below 800mm) to be fitted with safety glass to safety BS 6206.
- Double glazed units to have 16mm air gap and a 'soft' low-e coating & be argon filled, to achieve max 1.3 W/m²k U-Value with a g value of 0.63 (SAP default).
- New external front & side doors to achieve max 1.1 W/m²k U-Value.
- Velux Roof windows to be double glazed and a 'soft' low-e coating & be argon filled, to achieve max 1.3 W/m²k U-Value with a g value of 0.63 (SAP default).
- All first floor habitable rooms (i.e. bedrooms) to be fitted with a fire escape window with unobstructed openable area of at least 0.33m² and at least 450mm high x 450mm wide. All windows to be fitted with easy clean hinges.
- All windows & doors to be designed & installed in accordance with 'Part Q' of the Building Regulations.

**Heating System:**

- Existing system to be adapted/added to suit.
- Person(s) carrying out the commissioning to provide certificate confirming it has been carried out properly.
- Existing oil supply for the existing solid fuel appliance should be no less satisfactory once the extension is completed.
- As the solid fuel appliance is now located in the same room as a mechanical extractor (kitchen), the solid fuel appliance should be re-commissioned at completion of the works with appropriate testing carried out, i.e. a flue spillage test.

**Microbial Contamination:**

- All plumbing work and materials to comply with water supply regulations 1999.
- The systems to be designed and installed with particular attention with regard to the risk of microbial contamination including Legionella.
- Pipework runs to be kept to the shortest possible length, where run horizontally, hot supply will be installed above the cold.
- Cold mains and/or hot water supply pipework will not be in contact with any other forms of heat, ie. heating pipework.

**Heating & Hot Water System:**

- Low pressure hot water radiator system with gas fired condensing system: boiler controlled by time & temperature zone controls for each floor level, system design must allow for provision of hot water only, space heating to each zone only or any combination.
- Heat emitters to be a mix of radiators and underfloor heating to ground floor.
- Person(s) carrying out the commissioning to provide certificate confirming it has been carried out properly.
- High efficiency boilers to have 22mm diameter plastic condensate pipe with 75mm trap, connected into foul or surface sewer via WC, waste runs or into gully - lengths and number of bends to be kept to a minimum. High efficiency boilers also to have 15mm copper safety valve overflow pipe to finish externally min. 150mm above GFL.
- Gas supply to boilers is 22mm copper pipe reduced to 15mm at the boiler.
- User notice to be provided relating to boiler installation, commissioning, and servicing, prior to completion.
- Water heating to be supplied 210litre hot water cylinder to be grade 3, with grade 2 base and high efficiency coil to BS 5615:1978, factory insulated to a standing heat loss of 1.48kwh/day - exact cylinder and boiler TBC.
- Cylinder to have fully insulated primary pipework, cylinder stat & independent time control.

**Water Usage:**

- All taps to wet rooms to be supplied with a wholesome water supply, as supplied by a statutory undertaker. Potential consumption of wholesome water in private dwellings will not exceed 125litres per head per day. Part G water calculators to be supplied to LABC inspector to show how these targets are going to be met.
- A heated wholesome water supply will be provided to sanitary appliances in. Pipework to be designed to minimise the transfer time between any hot storage system or boiler to the hot water outlets.
- Hot tap to be installed on the left of fitting.

**Part 'M' Compliance:**

- WC provision in entrance storey.
- Door to WC provision to open outwards & provide 800mm clear opening width in accordance with Part 'M' Table 1.1 Section 1.15 of Building Regulations.
- WHB to be fixed min. 850mm above F.F.L to top of basin so as not impede wheelchair access and allow wheelchairs to approach to within 400mm of front of WC.
- Provide 750mm clear space in front of WC.
- Front door to have min. 775mm clear opening width & 15mm max. threshold upstand.
- Access to front door will be from driveway by the means of a short ramp or if site levels dictate a Part M stepped access will be created. All to be constructed to give level access with roll-over response threshold strip.
- Cross-fall on paving approaching principal entrance to be no greater than 1:40.
- Rear access door to also be constructed to give level access with roll-over response threshold strip.

**Microbial Contamination:**

- All plumbing work and materials to comply with water supply regulations 1999.
- Systems to be designed and installed with particular attention with regard to the risk of microbial contamination including Legionella.
- Hot and cold pipework from the boiler to the sanitaryware will be in speed fit plastic pipes and fittings, with low thermal conductivity.
- Pipework runs to be kept to the shortest possible length, where run horizontally, hot supply will be installed above the cold. Cold mains and/or hot water supply pipework will not be in contact with any other forms of heat, i.e., heating pipework.

**High-speed electronic communications networks (Part R):**

- The dwelling should be provided with at least one network termination point.
- Suitable cabling should be provided to connect the network termination point to an appropriate access point.
- Reference to be made to the guidance in Approved Document R and PAS 2016:2010 - next generation access for new build homes - guide.

**Electrics:**

- All work to be carried out by specialist contractor & to comply with BS 7671.
- Mains powered heat, optical smoke & carbon monoxide detectors to be fitted in positions as shown on the plan layouts, wired on their own circuit and also have battery back-up. Where more than 1no. smoke or heat detector is fitted, they are to be located and interconnected in accordance with BS 5839-6:2004. Installation to be grade 'D' and category LD2 standard.
- Consumer unit should be mounted so that the switches are between 1350mm and 1450mm above floor level. Lighting & power point positions to be in accordance with Part 'M' of the Building Regulations.
- All switches & socket outlets to be provided at appropriate heights between 450mm & 1200mm from finished ground level.
- All light fittings to accept low energy lamps with integrated control gear. Lamps provided should have a luminous efficacy greater than 45 lamp lumens per circuit-watt and a total output greater than 400 lamp lumens.
- Any external lights to be energy efficient lights which will only accept lamps having a luminous efficacy greater than 45 lumens per circuit watt and be controlled by photocells.
- All electrical work is required to meet the requirements of Part P of the Building Regulations (Electrical Safety) must be designed, installed, inspected, and tested by a person competent to do so.
- Prior to completion, an appropriate BS 7671 Electrical Installation Certificate is to be issued for the work by a person competent to do so.

**Infrastructure for the charging of electric vehicles (Part S):**

- In accordance with Part S of the building regulations all new dwellings should be supplied with a means of charging an electric vehicle. Exact position TBC.
- Each electric vehicle charging point should be designed and installed as described in BS EN 61851 and Part S of the building regulations. Charging points must:
  - Have a minimum nominal rated output of 7kW.
  - Be fitted with a universal socket (also known as an untethered electric vehicle charge point)
  - Be fitted with an indicator to show the equipment's charging status that uses lights or a visual display.
  - Be a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1
  - Follow the requirements of BS 7671 and the IET's Code of Practice 'Electric Vehicle Charging Equipment Installation.

**Renewables (PV):**

- New dwelling to be installed with "in roof" PV panels or similar in accordance with final SAP calculation & specification.
- Estimate of 465w per panel, export capable meter, little or no overshading, diverter installed.
  - 1.2134kWp installed to Southwest orientation
  - 2.5016kWp installed to Northwest orientation

**CDM Regulations:**

- Under regulation 11 of the construction (design & management) regulations 2015, the designer has eliminated hazards which give rise to risks and reduced the risks for any residual hazards associated with the construction and maintenance of this building.
- All windows will be uPVC to minimise maintenance. All first/floor windows will be accessible for pole-fed window cleaning systems.
- All external materials are generally robust and maintenance free.

Exact levels to be determined on site with this plan & specification all read in conjunction with Structural Engineer's details (Andy Mann JN4227)

Scale Bar 1:50

0 1m 2m 3m 4m 5m


ISOVER







# Location




Show on Google: schools, doctors, supermarkets, restaurants, railway stations

Mortgage Advice Bureau

Stonebow Financial Services Ltd

## Do you need Financial Help or Advice?

We are offering free advice through Mortgage Advice Bureau. If you would like to discuss your finances or mortgage, we'll arrange for a qualified adviser to call you back at a convenient time.

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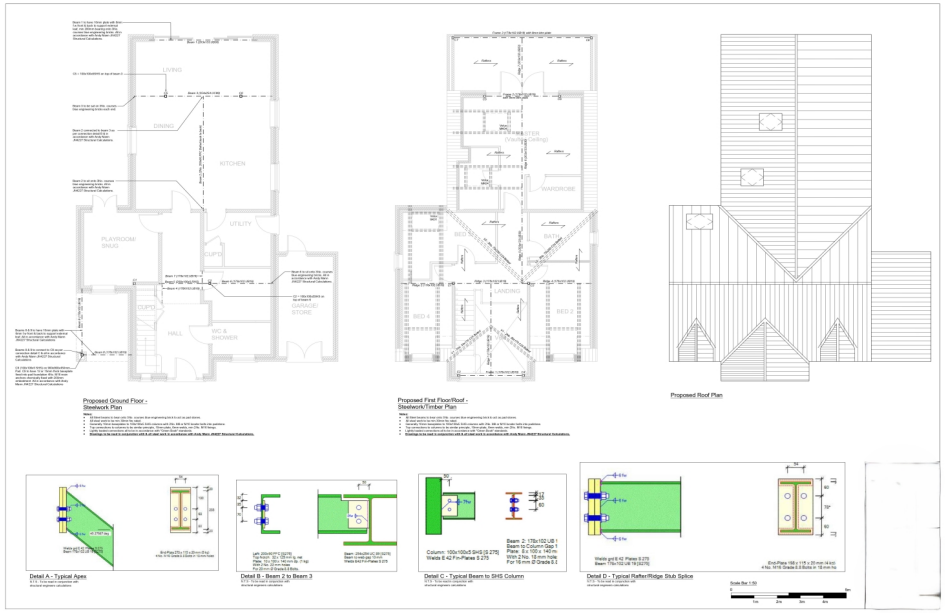
Your home may be repossessed if you do not keep up repayments on your mortgage.

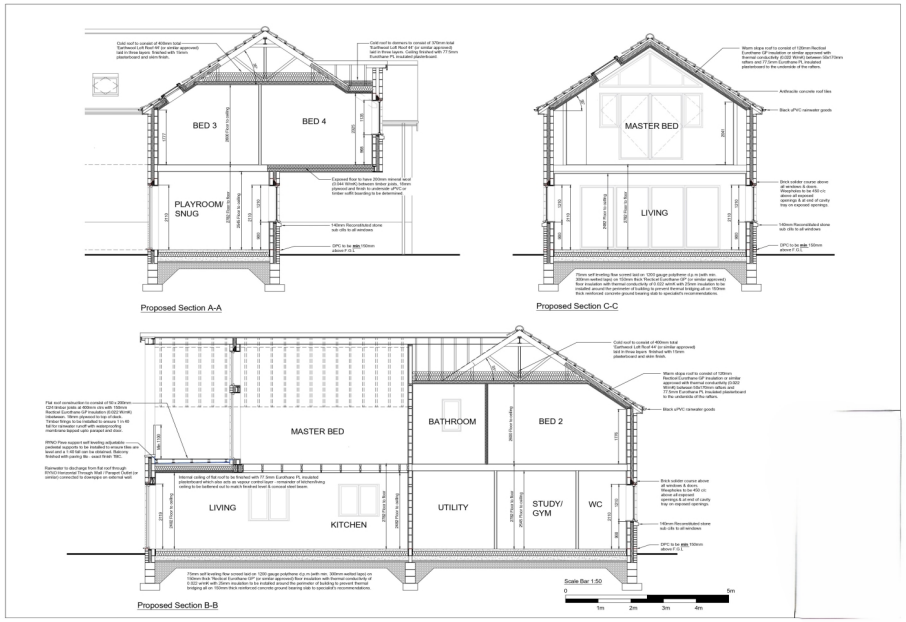
There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.

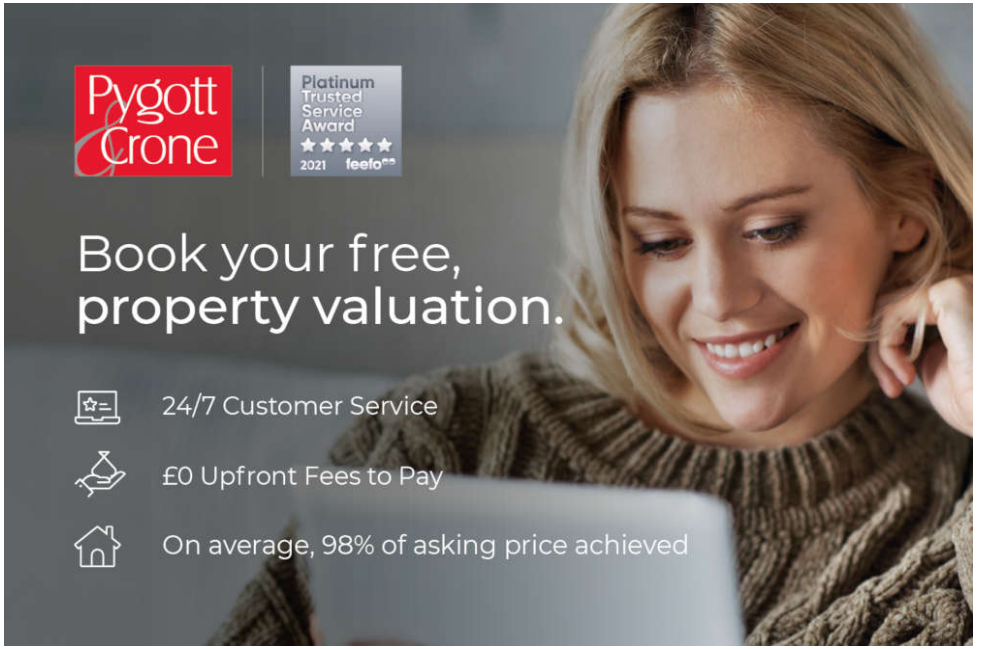


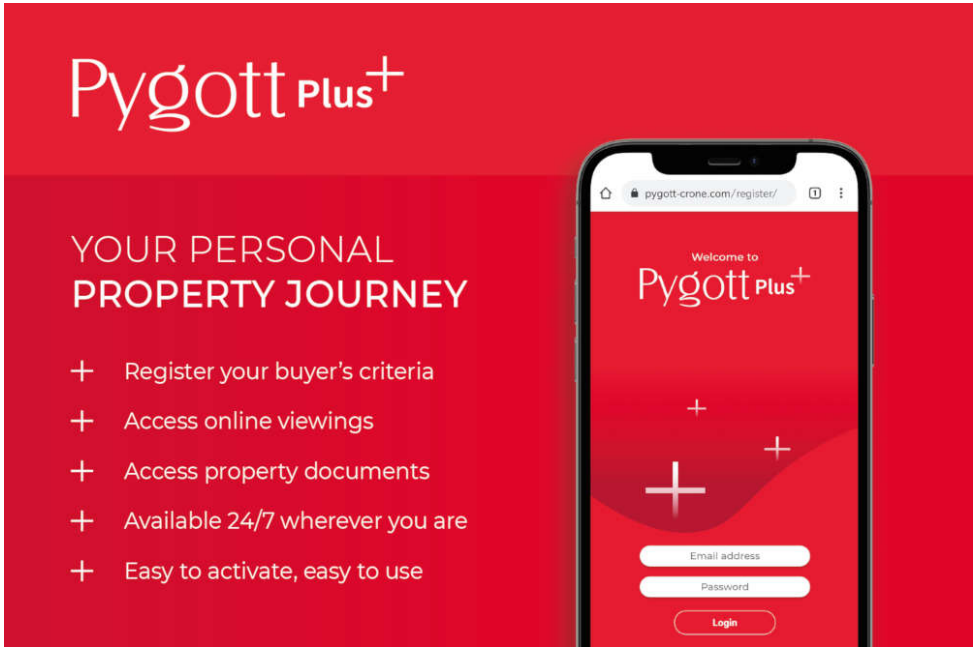





Proposed Ground Floor - Steelwork Plan
Proposed First Floor/Roof - Steelwork/Timber Plan
Proposed Roof Plan
Detail A - Typical Apex
Detail B - Beam 2 to Beam 3
Detail C - Typical Beam to SHS Column
Detail D - Typical Rafter/Ridge Stub Splice


BED 3
BED 4
PLAYROOM/ SNUG
Proposed Section A-A
MASTER BED
LIVING
Proposed Section C-C
MASTER BED
BATHROOM
BED 2
LIVING
KITCHEN
UTILITY
STUDY/ GYM
WC
Proposed Section B-B


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Proposed Front Elevation
Proposed Right Side Elevation
Proposed Left Side Elevation
Proposed Rear Elevation

Houses. Homes. Harmony.

Pygott & Crone

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