



THE DINGLE

PILSGATE, STAMFORD, LINCOLNSHIRE



KING WEST



KING WEST

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Fully consented replacement dwelling opportunity with detailed planning permission for a high-quality 5-bedroom contemporary home in a private woodland setting on the edge of Stamford.

The Dingle

Stamford Road, Pilsgate, Stamford, Lincolnshire, PE9 3HN

Stamford - 2 miles, Market Deeping – 7 miles, Peterborough Station – 12 miles, Oakham – 14.5 miles. (All distances and times are approximate)

- Full planning permission granted for a detached 5-bedroom dwelling with associated car port
- Planning Ref: 25/00396/FUL (Decision issued 30 September 2025)
- Architect-designed contemporary dwelling with 320 sq.m/3,444 sq.ft of accommodation
- Carefully designed to reduce visual impact, with green roofs and solar panels
- Extensive ecological, arboricultural and sustainability enhancements secured
- 32 new native trees to be planted, with retained woodland to be protected
- Subject to standard conditions covering ecology, trees, drainage and archaeology

The Dingle is situated on the edge of the village of Pilsgate accessed via a private drive from Stamford Road and set in tranquil open countryside.

Situation

The Dingle is situated on the edge of the charming village of Pilsgate in open countryside and accessed along a private drive from Stamford Road, just beyond the entrance to Burghley Park, it is set in approximately an acre of natural garden land with mature trees and shrubs. The existing property is within walking distance via a dedicated countryside pathway from the village to the outskirts of the town or via a local bus route.

Stamford is one of the finest stone towns in England, having been voted on previous occasions, the best place to live in Britain and the best market town. The High Street is bustling with a delightful range of independent shops, pubs, restaurants and cafes. Steeped in history and with many historical buildings including Burghley House, the home of the famous Burghley horse trials. Stamford benefits from excellent independent schools and access to A1, A43 and A47, it has mainline train links with Leicester, Birmingham and Cambridge and a 48-minute train service from Peterborough to London Kings Cross.

Design & Sustainability

The approved dwelling is a high-quality contemporary design, utilising a palette of natural, limestone and timber. The building remains visually discreet, with areas sitting harmoniously within the landscape and affording a quiet immersion into the natural environment.

Sustainability is a key feature of this project with the possibility of total self-sufficiency from utilities and water. The project features green roofs, solar panels, a private water supply offering long-term environmental and energy efficiency benefits:

Trees, Ecology & Landscape

The site includes areas of wetland habitat and mature planting. Ecological mitigation and enhancement measures are secured by condition, The development delivers net environmental benefits with improved long-term protection of the site. The planning consent on the project is subject to a number of manageable conditions all in accordance with a project of this size and environmental expectation.

Access & Highways

Access is via the existing private shared driveway from Stamford Road. The Local Highway Authority raised no objections, confirming:

- Acceptable access width and visibility
- No requirement for a transport assessment
- Adequate on-site parking provision via the approved car port and turning area

Technical & Environmental Matters

The consent is subject to a range of standard and manageable conditions, including:

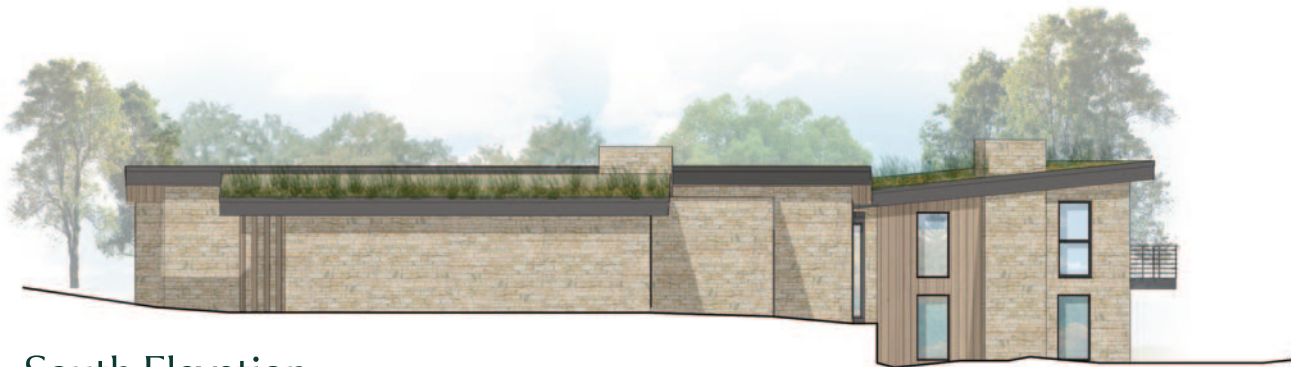
- Submission of surface water and foul drainage schemes (SuDS)
- Land contamination assessment and remediation (precautionary)
- Archaeological monitoring during groundworks only
- Construction Ecological Management Plan
- External lighting strategy to protect wildlife
- Long-term drainage and biodiversity maintenance plans



North Elevation



East Elevation



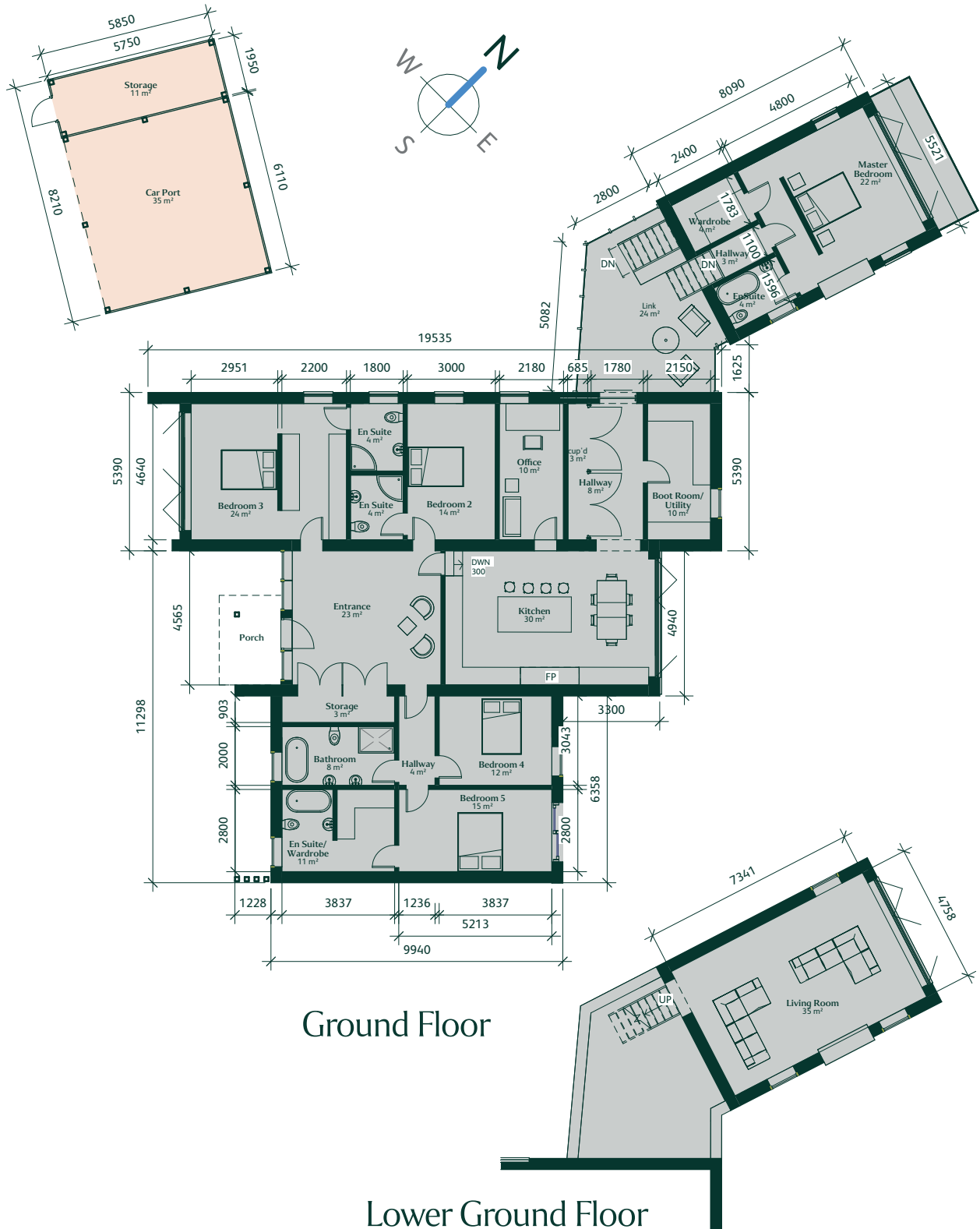
South Elevation



West Elevation



Floorplans



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General Remarks

Tenure

Freehold

Services

Services are to be connected subject to the usual agreements with statutory providers. Drainage and water strategies are to be approved pursuant to planning conditions.

Viewing

Strictly by prior appointment through the sole selling agents.

Statutory Authority

Peterborough City Council. Tel: 01733 747474

Plans Areas and Schedules

The plans and associated acreages have been prepared for illustrative purposes, and their accuracy cannot be guaranteed.

Sporting, Timber and Mineral Rights

Insofar as they are owned by the vendors, rights of sporting, timber and mineral rights are included in the sale.

Rights of Way, Easements, Way Leaves, Covenants

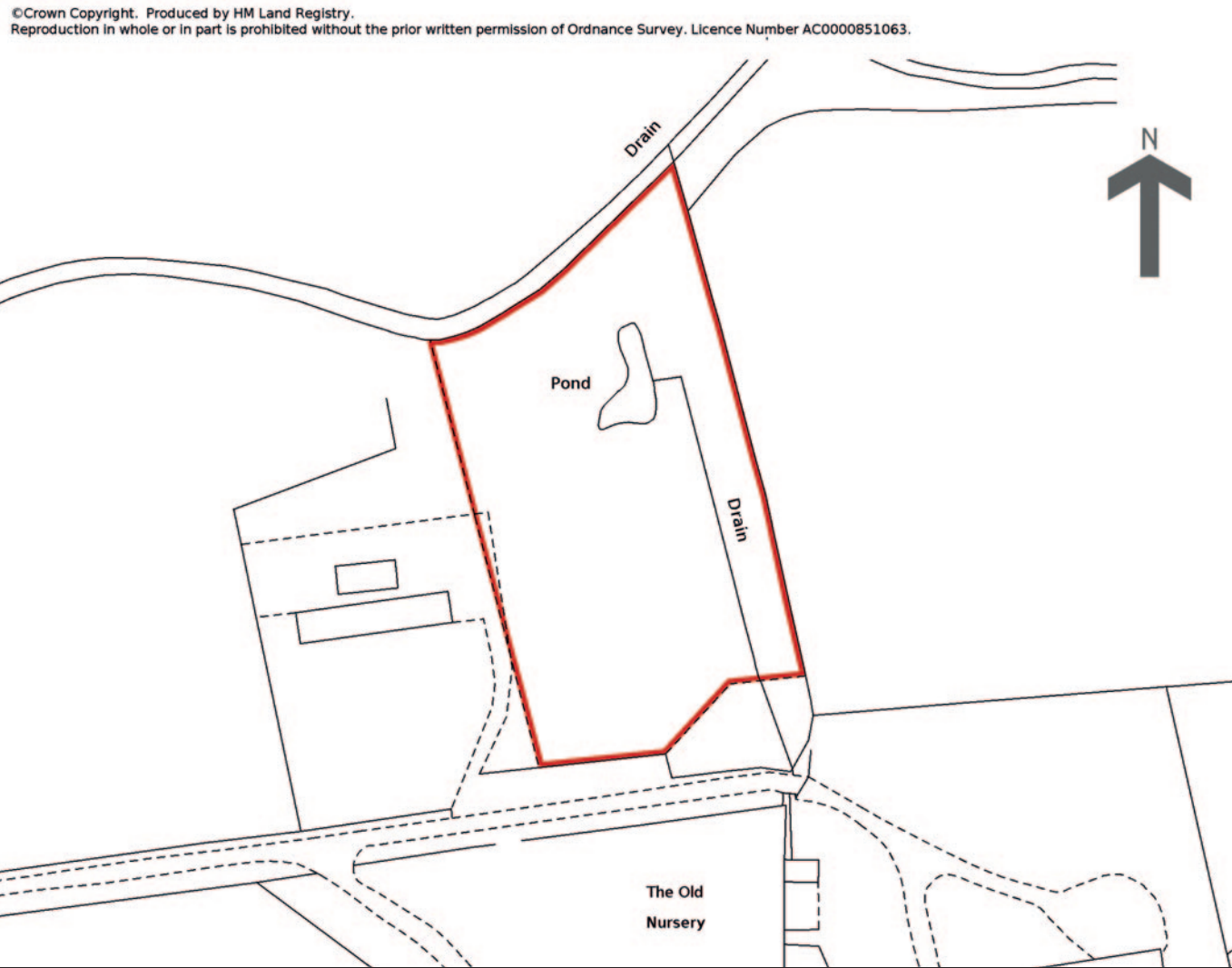
The property will be sold subject to the benefit of all existing rights, both public and private, including rights of way, supply of drainage, water abstraction, electricity supplies and other rights, covenants, restrictions and obligations, quasi-easements and all wayleaves, whether referred to or not.

It may be necessary for rights and reservations to be made to provide services, access and maintenance to the properties if the property is not sold as a whole.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event of a sale of the estate or any part of it, or any right attached to it becoming a chargeable supply for the purpose of VAT, such tax will be paid in addition to the purchase price.

Plans





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