

platform ●●●●  
**home**  
OWNERSHIP

# Skylark

Wisbech, PE13 2WG

2 & 3 BEDROOM  
NEW HOMES

Welcome to  
**Skylark**, situated  
in the east of  
the county of  
Cambridgeshire.



A COLLECTION OF 2 & 3 BEDROOM HOMES

# Skylark is within easy reach of the market town of Wisbech.

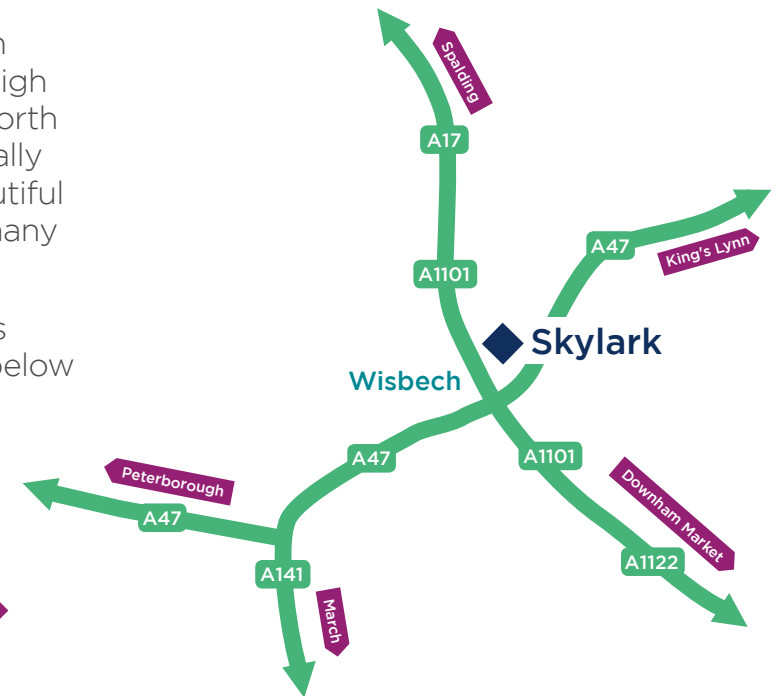
Skylark lies in the far north-east of Cambridgeshire, bordering Norfolk and only 5 miles south of Lincolnshire.

Skylark is situated within close proximity to the A47 & A1101.

Explore the historic market town of Wisbech which is a short car journey away. Here you will find all the high street shops, street market, theatres, Fenland Museum and elegant Georgian architecture. You can walk along the banks of the river Nene that flows through the town and maybe grab a bite to eat.

Wisbech provides excellent education facilities for all ages from nursery to high school. Also located close by is the North Cambridgeshire Hospital. You are ideally located to explore and enjoy the beautiful countryside on your doorstep, with many attractions to visit.

Alternatively you are within one hours commute to the various areas listed below with average times showing.



23  
MINS

March



23  
MINS

Kings Lynn



30  
MINS

Downham  
Market



41  
MINS

Spalding




45  
MINS

Peterborough


# Skylark

## Site Layout

 **The Goldcrest**  
2 Bed Semi-Detached  
7 & 8

 **The Bullfinch**  
2 Bed Semi-Detached  
23, 28, 98, 102, 105 & 107

 **The Jay**  
2 Bed Semi-Detached  
24, 27 & 106

 **The Tawny**  
3 Bed Semi-Detached  
9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,  
20, 21, 22, 25, 26, 29, 96, 97, 108,  
109, 110, 111, 116 & 117





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## The Goldcrest

2 Bed Semi-Detached home

The Goldcrest is a stylish two bed semi-detached new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen	2.92m x 2.29m	9'7" x 7'6"
Living/Dining	4.55m x 4.02m	14'11" x 13'2"

### FIRST FLOOR

Bedroom 1	4.55m x 3.04m	14'11" x 9'11"
Bedroom 2	4.55m x 2.77m	14'11" x 9'1"
Bathroom	2.26m x 1.96m	7'5" x 6'5"

**TOTAL FLOOR AREA**  
75.03m<sup>2</sup> - 807.59 sq.ft

△ External access    C Cupboard/Storage

Imagery indicative of Platform show homes. Fixtures and fittings shown are intended as a preliminary guide for prospective purchasers and should not be relied upon. Internal layouts show a general arrangement which may vary from plot to plot.

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. Visit our website at [www.platformhomeownership.com](http://www.platformhomeownership.com) for further details.





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## The Bullfinch

2 Bed Semi-Detached home

The Bullfinch is a modern two bed semi-detached new home comprising of a spacious living/dining area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen  
2.92m x 2.29m 9'7" x 7'6"  
Living/Dining  
4.55m x 4.02m 14'11" x 13'2"

### FIRST FLOOR

Bedroom 1  
4.55m x 3.04m 14'11" x 9'11"  
Bedroom 2  
4.55m x 2.77m 14'11" x 9'1"  
Bathroom  
2.26m x 1.96m 7'5" x 6'5"

**TOTAL FLOOR AREA**  
75.03m<sup>2</sup> - 807.59 sq.ft

△ External access C Cupboard/Storage

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## The Jay

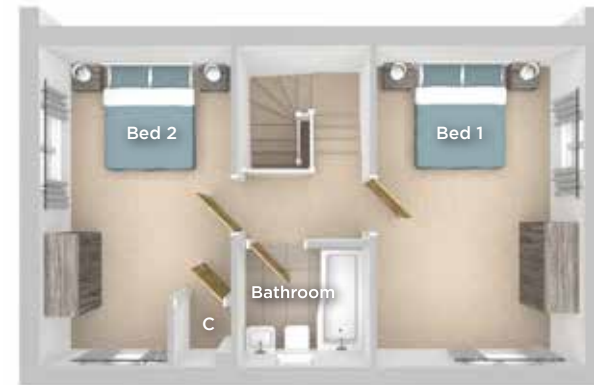
2 Bed Semi-Detached home

The Jay is a stylish double fronted two bed semi-detached new home comprising of a front aspect spacious kitchen/dining and living area featuring French doors to the rear allowing easy access to the turfed rear garden.

Upstairs you will find two bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Stainless steel oven, hob & extractor
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
4.88m x 2.90m 16'0" x 9'6"

Living  
4.88m x 3.13m 16'0" x 10'3"

### FIRST FLOOR

Bedroom 1  
2.96m x 2.94m 9'8" x 9'8"

Bedroom 2  
3.14m x 2.60m 10'4" x 8'6"

Bathroom  
2.21m x 2.00m 7'3" x 6'8"

**TOTAL FLOOR AREA**  
80.50m<sup>2</sup> - 866.51 sq.ft

△ External access    C Cupboard/Storage

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## The Tawny

3 Bed Semi-Detached home

The Tawny is a modern three bed semi-detached new home comprising of a spacious living area with feature French doors to the rear allowing in plenty of light and easy access to the turfed rear garden.

Upstairs you will find three bedrooms and a white fitted family bathroom with shower over the bath.

### SPECIFICATIONS

- ◆ 10 year build warranty
- ◆ Double glazed windows
- ◆ Downstairs W/C
- ◆ Family bathroom with shower over bath
- ◆ Gas central heating
- ◆ Modern fitted kitchen
- ◆ Turfed rear garden
- ◆ Allocated parking



### GROUND FLOOR

Kitchen/Dining  
5.15m x 2.72m 16'11" x 8'11"

Living  
5.28m x 3.01m 17'4" x 9'11"

### FIRST FLOOR

Bedroom 1  
3.17m x 3.16m 10'5" x 10'4"

Bedroom 2  
2.64m x 5.28m 8'8" x 17'4"

Bedroom 3  
3.17m x 2.03m 10'5" x 6'8"

Bathroom  
2.26m x 1.96m 7'5" x 6'5"

**TOTAL FLOOR AREA**  
87.10m<sup>2</sup> - 937.49 sq.ft

△ External access    C Cupboard/Storage

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# Skylark, Wisbech

Cambridgeshire, PE13 2WG.



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
7		SSTC					
8		SSTC					
9		SSTC					
10		SSTC					
11	3 Bed Semi-Detached House	16 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
12	3 Bed Semi-Detached House	18 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
13	3 Bed Semi-Detached House	20 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
14	3 Bed Semi-Detached House	22 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
15	3 Bed Semi-Detached House	10 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
16	3 Bed Semi-Detached House	8 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	Available Now	£240,000	£84,000	£357.50	£24.00
17	3 Bed Semi-Detached House	24 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
18	3 Bed Semi-Detached House	26 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00

For more information contact:  
**Sales@Platformhg.com**  
**Platformhomeownership.com**  
**0333 200 7304**

Please note:  
 Prices and dates quoted above where correct at the time of going to print, Platform Home Ownership reserve the right to amend the details and prices above without prior consultation.  
 Purchasers are advised to consult with your sales co ordinator.



# Skylark, Wisbech

Cambridgeshire, PE13 2WG.



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
19		<b>SSTC</b>					
20	3 Bed Semi-Detached House	30 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
21	3 Bed Semi-Detached House	32 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
22	3 Bed Semi-Detached House	34 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
23	2 Bed Semi-Detached House	36 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£210,000	£73,500	£312.82	£24.00
24		<b>SSTC</b>					
25	3 Bed Semi-Detached House	4 Reed Bunting Close, Wisbech, Cambridgeshire, PE13 2WQ.	February 2024	£240,000	£84,000	£357.50	£24.00
26		<b>SSTC</b>					
27		<b>SSTC</b>					
28	2 Bed Semi-Detached House	38 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£210,000	£73,500	£312.82	£24.00
29	3 Bed Semi-Detached House	40 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
96		<b>SSTC</b>					

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# Skylark, Wisbech

Cambridgeshire, PE13 2WG.



House prices for all plots available

Plot	House Type	Postal Address	Handover	100% Price	35% Share Value	Monthly Rent	Service Charge
97	3 Bed Semi-Detached House	35 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
98		<b>SSTC</b>					
102		<b>SSTC</b>					
105		<b>SSTC</b>					
106	2 Bed Semi-Detached House	29 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£220,000	£77,000	£327.71	£24.00
107		<b>SSTC</b>					
108		<b>SSTC</b>					
109	3 Bed Semi-Detached House	23 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
110	3 Bed Semi-Detached House	21 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
111	3 Bed Semi-Detached House	19 Linnett Drive, Wisbech, Cambridgeshire, PE13 2WG.	February 2024	£240,000	£84,000	£357.50	£24.00
116	3 Bed Semi-Detached House	14 Skylark Close, Wisbech, Cambridgeshire, PE13 2WJ.	February 2024	£240,000	£84,000	£357.50	£24.00
117	3 Bed Semi-Detached House	12 Skylark Close, Wisbech, Cambridgeshire, PE13 2WJ.	February 2024	£240,000	£84,000	£357.50	£24.00

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