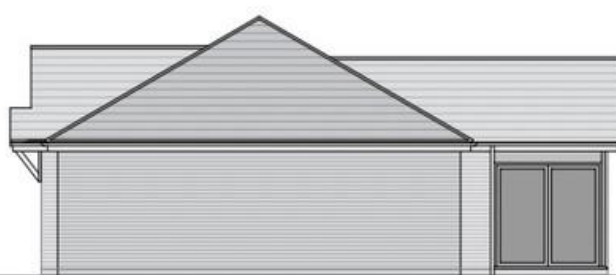




EAST ELEVATION



NORTH ELEVATION



Building Plot Rear, 87 Rookery Lane

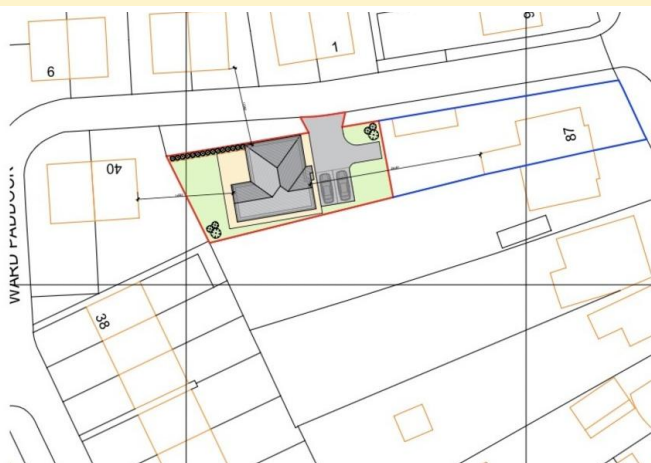
Lincoln, LN6 7PP



Book a Viewing!

£75,000

A rare opportunity to acquire an individual building plot positioned to the rear of Rookery Lane, offering a tucked-away setting while remaining well located for access into Lincoln city centre. The plot is also conveniently placed for local amenities and provides easy links into North Hykeham, where a wider range of facilities and a mainline train station can be found. The land benefits from Outline Planning Permission under Application Reference 2025/0571/OUT, with proposed plans for a thoughtfully designed Three Bedroom Detached Bungalow. The indicative layout includes an open plan living, kitchen and dining space, a utility room, three bedrooms including a principal bedroom with en-suite, a separate bathroom, and private gardens. A driveway is proposed to provide off-road parking. Viewing of the land is strictly by appointment via Mundys Estate Agents.



Building Plot Rear, 87 Rookery Lane, Lincoln, LN6 7PP

SERVICES

All mains services are understood to be available in the local area.

LOCAL AUTHORITY - Lincoln City Council

TENURE - Freehold.

VIEWINGS - Viewing of the land is strictly by appointment via Mundys Estate Agents.

A rare opportunity to acquire an individual building plot positioned to the rear of Rookery Lane, offering a tucked-away setting while remaining well located for access into Lincoln city centre. The plot is also conveniently placed for local amenities and provides easy links into North Hykeham, where a wider range of facilities and a mainline train station can be found.

The land benefits from outline planning permission under application reference 2025/0571/OUT, with proposed plans for a thoughtfully designed three-bedroom detached bungalow. The indicative layout includes an open-plan living, kitchen and dining space, a utility room, three bedrooms including a principal bedroom with en suite, a separate bathroom, and private gardens. A driveway is proposed to provide off-road parking.

WEBSITE

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](https://www.mundys.net)

SELLING YOUR HOME - HOW TO GO ABOUT IT

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

REFERRAL FEE INFORMATION - WHO WE MAY REFER YOU TO

Sills & Betteridge, Ringrose Law LLP, Burton & Co, Taylor Rose, Bridge McFarland, Dale & Co, Bird & Co and Gilson Gray who will be able to provide information to you on the Conveyancing services they can offer. Should you decide to use these Conveyancing Services then we will receive a referral fee of up to £150 per sale and £150 per purchase from them.

CWH, J Walter and Callum Lyman will be able to provide information and services they offer relating to Surveys. Should you decide to instruct them we will receive a referral fee of up to £125.

Claverings will be able to provide information and services they offer relating to removals. Should you decide to instruct them we will receive a referral fee of up to £125.

Mundys Financial Services who will be able to offer a range of financial service products. Should you decide to instruct Mundys Financial Services we will receive a commission from them of £250 and in addition, the individual member of staff who generated the lead will receive £50.

BUYING YOUR HOME

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RICS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

GETTING A MORTGAGE

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

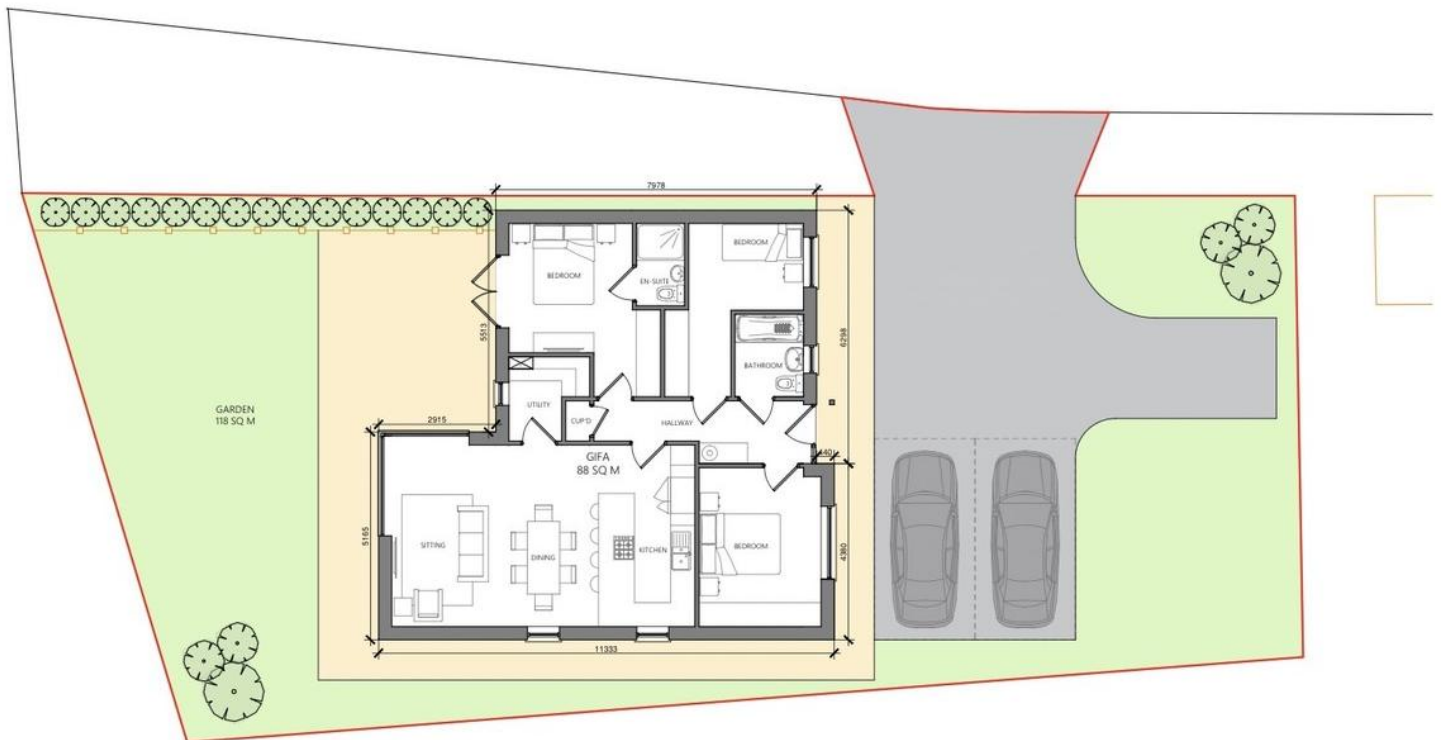
NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.



GROUND FLOOR PLAN

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LN2 1AS
01522 510044

22 Queen Street
Market Rasen
LN8 3EH
01673 847487

22 King Street
Southwell
NG26 0EN
01636 813971

46 Middle Gate
Newark
NG24 1AL
01636 700888

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

