



**Residential Site, Wesley Road, Cherry Willingham,
Lincoln, LN3 4GT**

#10818/2024C

Residential Development Site

Wesley Road, Cherry Willingham, Lincoln, LN3 4GT



Agreement

For Sale



Detail

Residential development site with Full Planning Permission for the erection of 20 affordable units.



Price

Offers over £500,000 are invited for the land



Size

0.46 hectares (1.14 acres)



Location

Cherry Willingham, Lincoln, LN3 4GT



Property ID

#10818/2024C

For Viewing & All Other Enquiries Please Contact:



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Site

The site comprises a roughly rectangular and level parcel of land extending to around 0.46 hectares (1.14 acres).

The land is located on the north western edge of the popular village of Cherry Willingham, with vehicular and pedestrian access into the site via Wesley Road, which forms part of a residential scheme developed in recent years by a number of local builders. The main access into the site is off Hawthorn Road to the north, which leads into the western side of Cherry Willingham.

The surrounding area to the north of the site is predominantly residential in character, with the remainder of the land to the south, east and west forming open farmland.

The site has Full Planning Permission for the erection of 20 affordable residential units, subject to completion of a S106 Agreement, which is imminent.

Town & Country Planning

As referred to above, the site has been granted Full Planning Permission for the erection of 20 affordable units under Planning reference number 145735 by West Lindsey District Council. The issuing of the Decision Notice is pending, subject to completion of a S106 Agreement, which we understand from the vendor is imminent.

Full details of the Planning Application, supporting documentation and reports can be accessed via the link below:

[Search the Planning Application Database | West Lindsey District Council \(west-lindsey.gov.uk\)](#)

The site is not situated within a Conservation Area.

Having regard to the position with the Planning, there would be nothing to stop a purchaser commencing with construction on site immediately following the completion of their purchase.

Services

We understand that all mains supplies of water, drainage, electricity and gas are available within the immediate vicinity of the site, with the connection points into the main supplies for water, electricity and gas found in the roadway immediately to the north of the site, ready for a purchaser to connect into following completion. There is a pumping station that was constructed by the vendors located immediately to the north east of the site, which a purchaser will be entitled to connect into in order to deal with site drainage.

These various services have not been tested and interested parties are therefore advised to make their own investigations to the relevant utility service providers.

We further understand that all of the roadways running through the estate have been constructed to an adoptable standard by the developers, ready for adoption by the Local Authority on completion of the final phases of the scheme, of which the subject land forms the last part.

Method of Sale

The site is being offered for sale by way of Private Treaty, with offers invited on an unconditional subject to contract only basis.

Tenure

The land is being offered **Freehold with vacant possession** on completion.

Price

Offers over **£500,000** are invited for the land

VAT

VAT may be charged in addition to the price at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Location

The site is located on the north western edge of the large and popular village of Cherry Willingham, which is situated approximately 3 miles to the east of Lincoln City Centre, with easy access off the A46 Lincoln Bypass.

The site is bordered to the north by existing new build development and on its surrounding three sides by open farmland.

Cherry Willingham is a well-regarded village situated close to Lincoln City Centre, offering a good range of local amenities, including junior and senior schools, a Co-op convenience store, pharmacy and post office, together with pubs and other shopping facilities, all of which are within easy walking distance of the subject site.

The village has a population of circa 4,000 and nearby villages include Reepham and Fiskerton to the east, both of which share local amenities with Cherry Willingham.









