

Lambert  
Smith  
Hampton

9/11, 13 & 15/17

# The Avenue

LINCOLN // LN1 1PA



**FOR SALE BY PRIVATE TREATY AS A WHOLE OR IN UP TO THREE LOTS  
ON BEHALF OF LINCOLNSHIRE COUNTY COUNCIL**

CLICK TO JUMP TO PAGE



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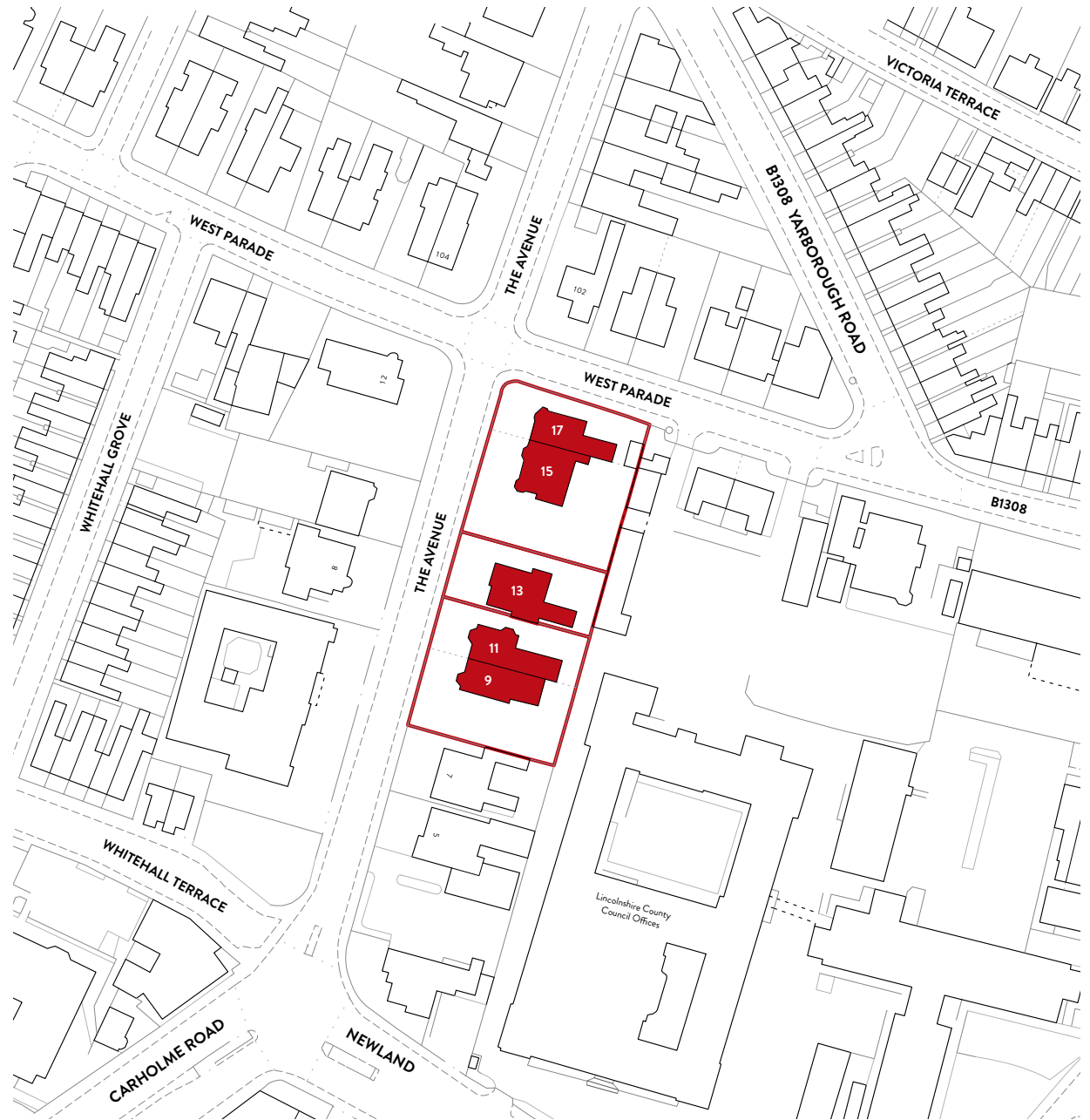
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3.

# Summary

- A **detached** and **two pairs of semi-detached** Victorian former dwellings
- Most recently used as office accommodation by **Lincolnshire County Council**
- Would suit a **variety of alternative uses** (stp)
- **Prominently situated** adjacent to popular City Centre thoroughfare
- Buildings provide a total floor area of **15,780 sq ft (1,466 sq m)**
- Total site area of **0.68 acres (0.275 ha)**
- **For sale as a whole or in up to three lots**
- **Freehold with vacant possession upon completion**





LINCOLN CASTLE

LINCOLN CATHEDRAL

LINCOLN COLLEGE

HIGH STREET

LINCOLN CENTRAL

BRAYFORD POOL WATERFRONT

15/17 THE AVENUE

13 THE AVENUE

9/11 THE AVENUE

W PARADE

NEWLAND

THE AVENUE



## LOCATION



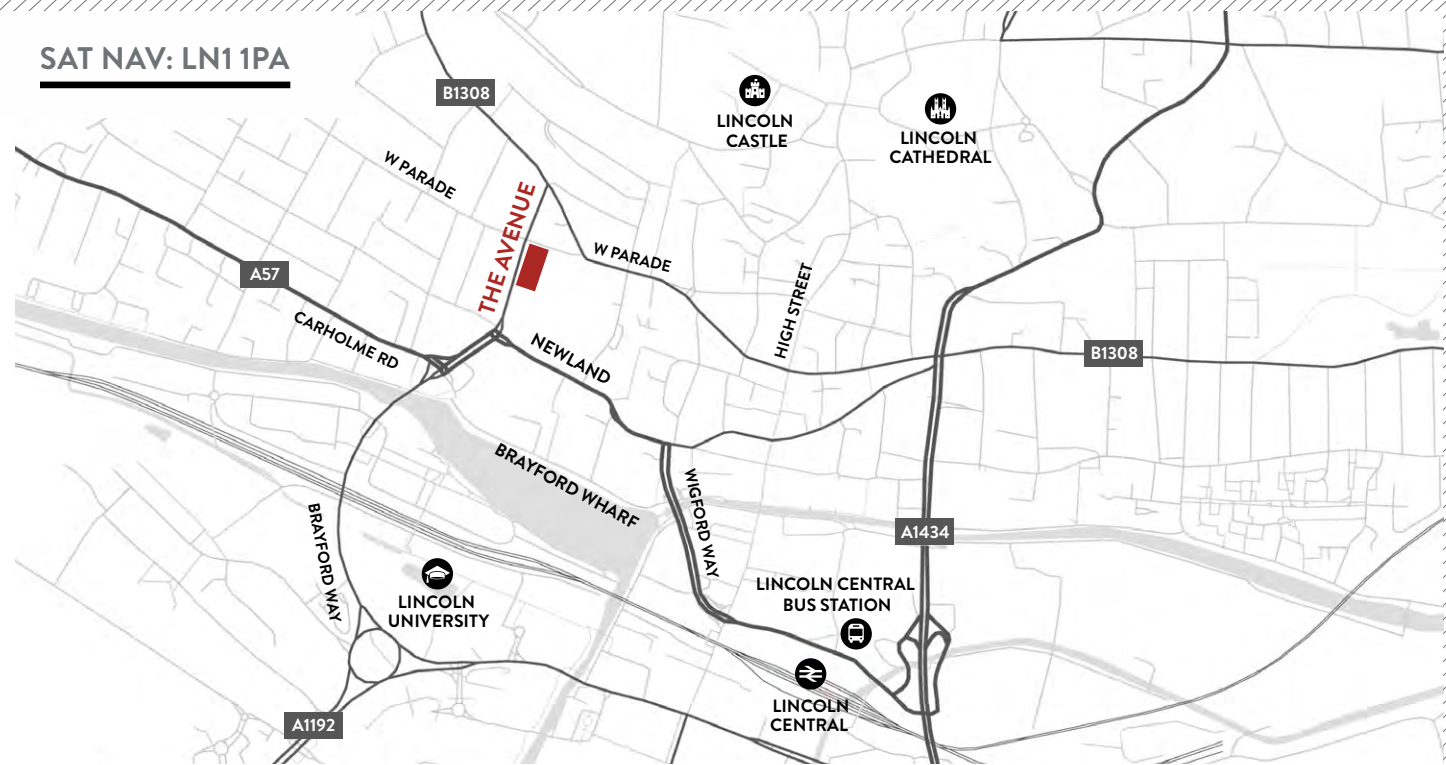
Lincoln is a Cathedral City and the county town of Lincolnshire. Part of East Midlands, Lincolnshire is situated on the East coast of England, to the north of Norfolk and the south of Yorkshire.

The total population within the Lincoln primary catchment area is 416,000, with the entire urban area of Lincoln having a population of 130,200 as at the 2011 Census.

Lincoln has a rich history, from its Roman beginnings to the hub of engineering and education it is today.

Lincoln is home to one of the UK's fastest growing modern universities with circa 14,000 full time students and 1,600 members of staff.

## SAT NAV: LN1 1PA



## TRAVEL

### ROAD

Lincoln is ideally located at the junction of the A46, A57 and A15, providing excellent access to Nottingham, Sheffield, Peterborough, Hull and Grimsby.

### TRAVEL DISTANCES & TIMES

- 40 miles** northeast of **Nottingham** (1 h)
- 47 miles** southeast of **Sheffield** (1 h 10 min)
- 52 miles** north of **Peterborough** (1 h 15 min)
- 75 miles** south of **York** (1 h 35 min)
- 88 miles** northeast of **Birmingham** (1h 45 min)
- 143 miles** north of **London** (3 h 5 min)

### RAIL

Trains from Lincoln Mainline Railway Station serve destinations that include Newark-on-Trent, Sheffield, Leeds, Barnsley, Wakefield, Nottingham, Grimsby and Peterborough.

LNER runs a direct train service to London King's Cross (under 2 hours), calling at Newark North Gate, Peterborough and Stevenage.

### AIR

East Midlands Airport is the main international airport serving Lincoln and the rest of the County and is approximately 55 miles southwest of Lincoln

Doncaster Sheffield Airport is the second biggest international airport to serve Lincoln. It lies just 38 miles by road to the northwest.



## SITUATION

The properties are situated on the eastern side of The Avenue at its junction with West Parade approximately 400 metres to the west of the High Street within the City Centre.

The vibrant Brayford Pool waterfront, University of Lincoln and Lincoln train station are all within short walking distance.

The historic Uphill area of Lincoln, which includes the Cathedral and Castle as well as a variety of shops, cafés and other attractions, is located approximately 300 metres to the northeast of the properties. The area enjoys close to 2 million tourist visitors annually.

## ECONOMY

Lincolnshire's economy is based mainly on public administration, commerce, arable farming and tourism. The main employment sectors in Lincoln are public administration, education and health, which account for 34 per cent of the workforce. Distribution, restaurants and hotels account for 25 per cent of the workforce. Key employers include Royal Air Force, NHS, Lincolnshire County Council, University of Lincoln and Siemens.

Lincoln has developed a growing IT economy, with many e-commerce mail order companies setting up in or around the City. A plethora of other, more conventional small industrial businesses are located in and around Lincoln. One of the drivers for the building of the University of Lincoln was to increase inward investment into the City and act as a springboard for small companies.

Lincoln is the main centre for jobs and facilities in Central Lincolnshire and performs a wider regional role that extends to cover much of Lincolnshire and parts of Nottinghamshire. According to the Central Lincolnshire Local Plan Core Strategy, Lincoln has a "travel-to-work" area population of approximately 300,000.



## TOURISM

The City is also a well-established tourist centre and those who come do so to visit the numerous historic buildings including the Cathedral, the Castle and the Medieval Bishop's Palace.

The City is home to one of the original copies of the Magna Carta along with the Charter of the Forest and the recently refurbished Lincoln Castle houses these historical documents. Lincoln is also home to the recently constructed purpose-built International Bomber Command Centre.

Nearby RAF Waddington is home to the world-famous Royal Air Force Aerobatic Team (The Red Arrows) who can regularly be seen practicing in the skies around Lincoln.

The City regularly attracts in excess of 4 million visitors annually with a current value of tourism of circa £225 million per annum.



9/11, 13 & 15/17 THE AVENUE / LINCOLN

7.

9/11, 13 & 15/17  
**The Avenue**

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9/11, 13 & 15/17 THE AVENUE / LINCOLN

8.

# Lot 1

9/11 THE AVENUE • LINCOLN • LN1 1PA



→ Boundaries are indicative only



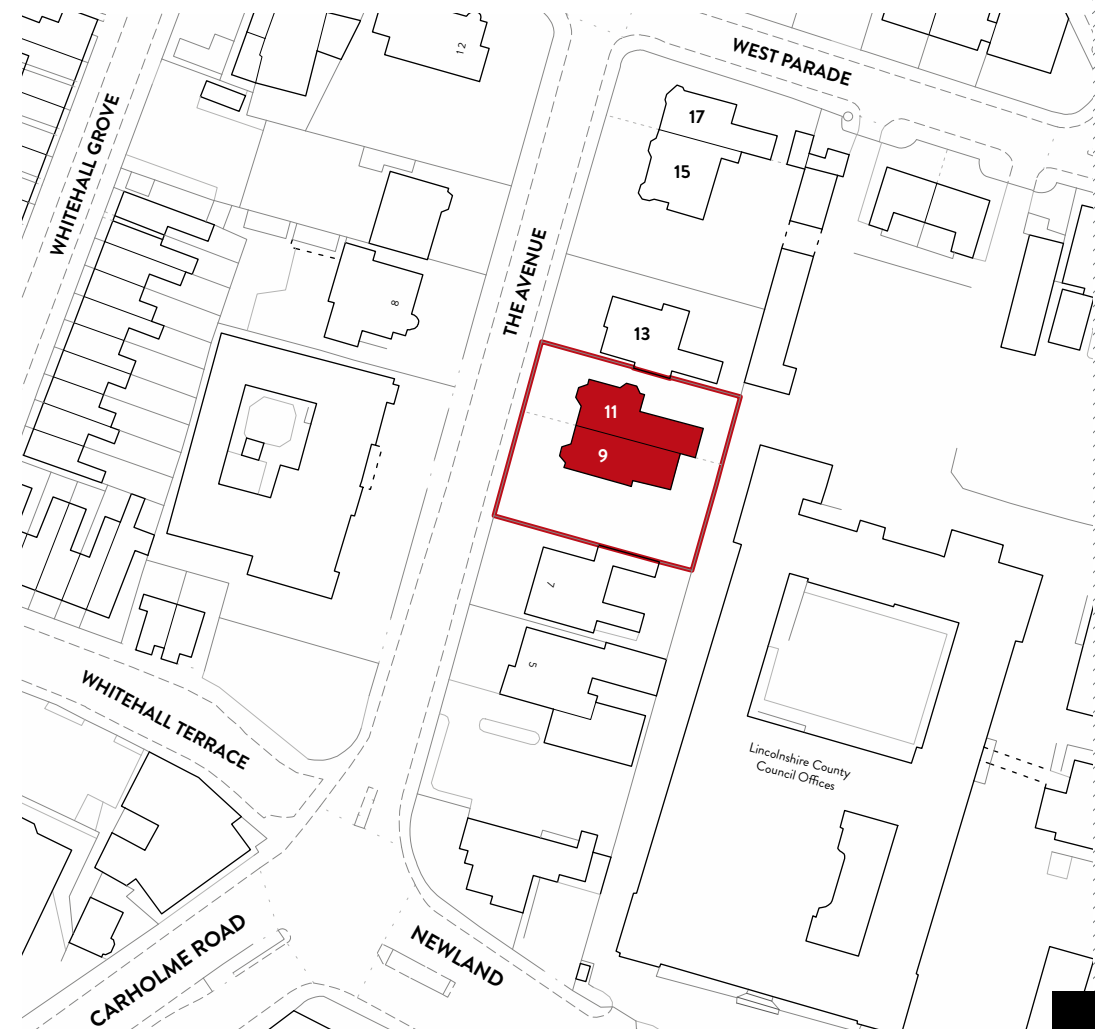


# Lot 1

9/11 THE AVENUE • LINCOLN • LN1 1PA

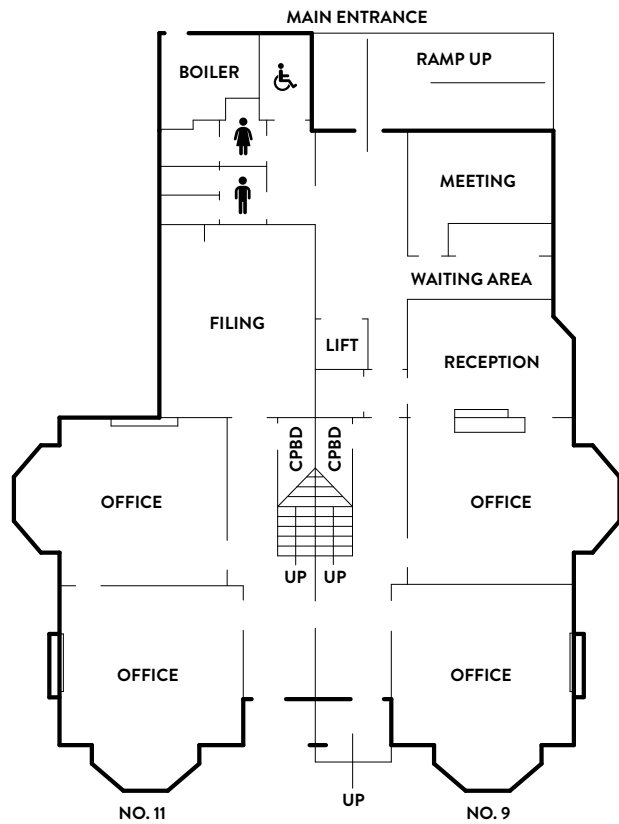
**9/11 The Avenue** consists of a pair of three-storey Victorian double-bay fronted semi-detached former dwellings, built circa 1890 in solid brick with a pitched slate roof. The properties have most recently been used as office accommodation.

	9/11 THE AVENUE
FLOOR AREA	6,049 sq ft (562 sq m)
SITE AREA	0.253 acres (0.102 ha)
EPC	E (124) <a href="#">Download EPC</a>
TENURE	Freehold with vacant possession upon completion
GUIDE PRICE	<b>£575,000</b>



# Lot 1

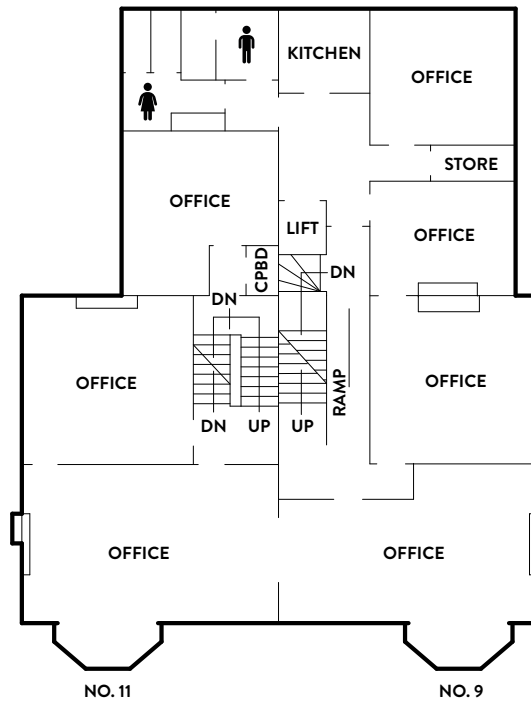
9/11 THE AVENUE • LINCOLN • LN1 1PA



NO. 11

NO. 9

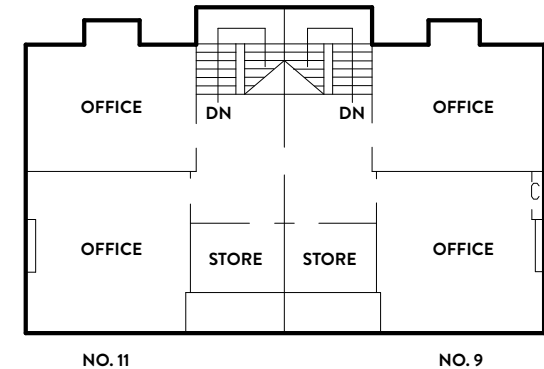
GROUND FLOOR



NO. 11

NO. 9

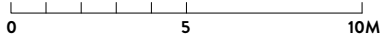
FIRST FLOOR



NO. 11

NO. 9

SECOND FLOOR



# Lot 2

13 THE AVENUE • LINCOLN • LN1 1PA



↑ Boundaries are indicative only

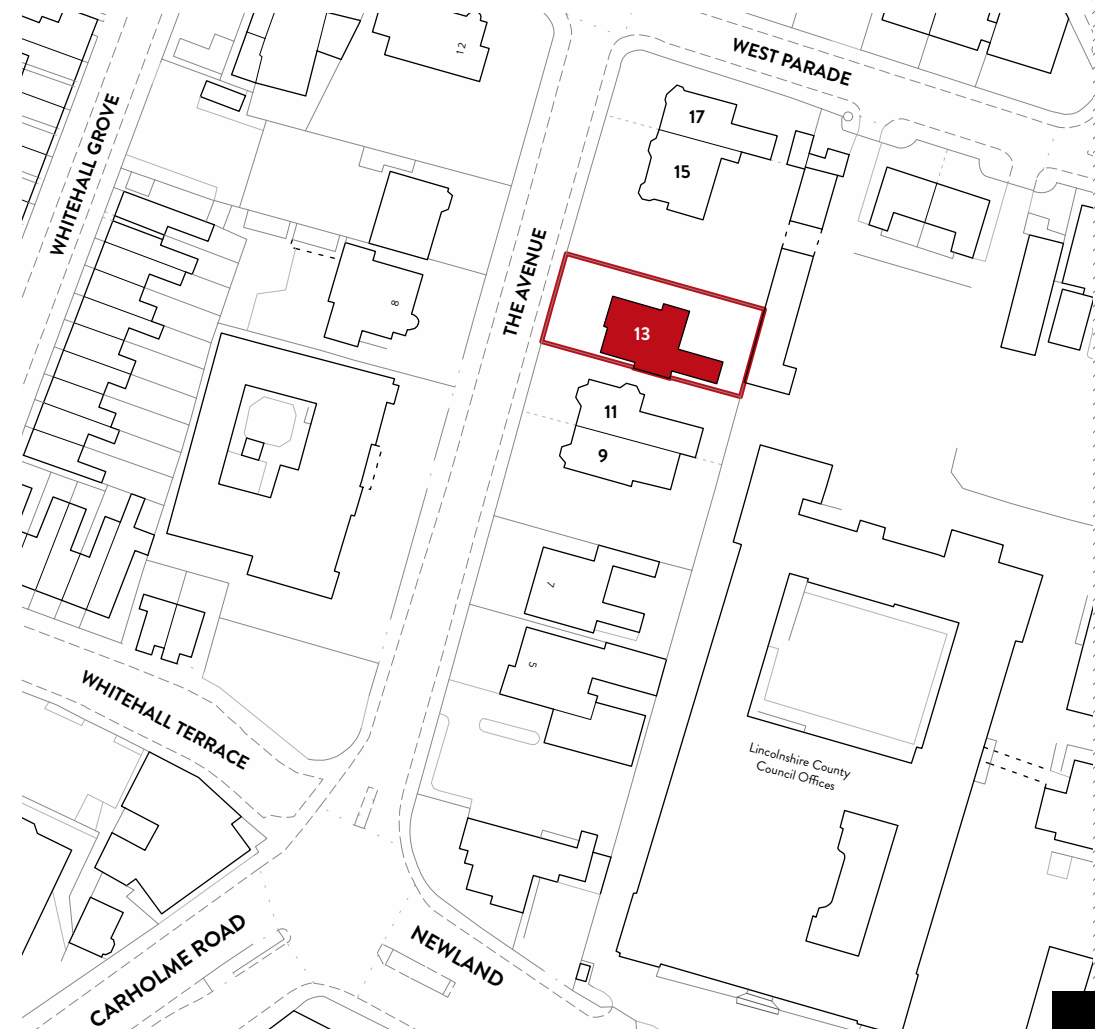


# Lot 2

13 THE AVENUE • LINCOLN • LN1 1PA

**13 The Avenue** is a traditional Victorian double-bay fronted detached former dwelling house, built circa 1890 in solid brick with a pitched slate roof. The property has most recently been used as office accommodation.

	13 THE AVENUE
FLOOR AREA	3,208 sq ft (298 sq m)
SITE AREA	0.128 acres (0.052 ha)
EPC	E (121) <a href="#">Download EPC</a>
TENURE	Freehold with vacant possession upon completion
GUIDE PRICE	<b>£425,000</b>



# Lot 2

13 THE AVENUE • LINCOLN • LN1 1PA



9/11, 13 & 15/17 THE AVENUE / LINCOLN

14.

# Lot 3

15/17 THE AVENUE • LINCOLN • LN1 1PA



→ Boundaries are indicative only

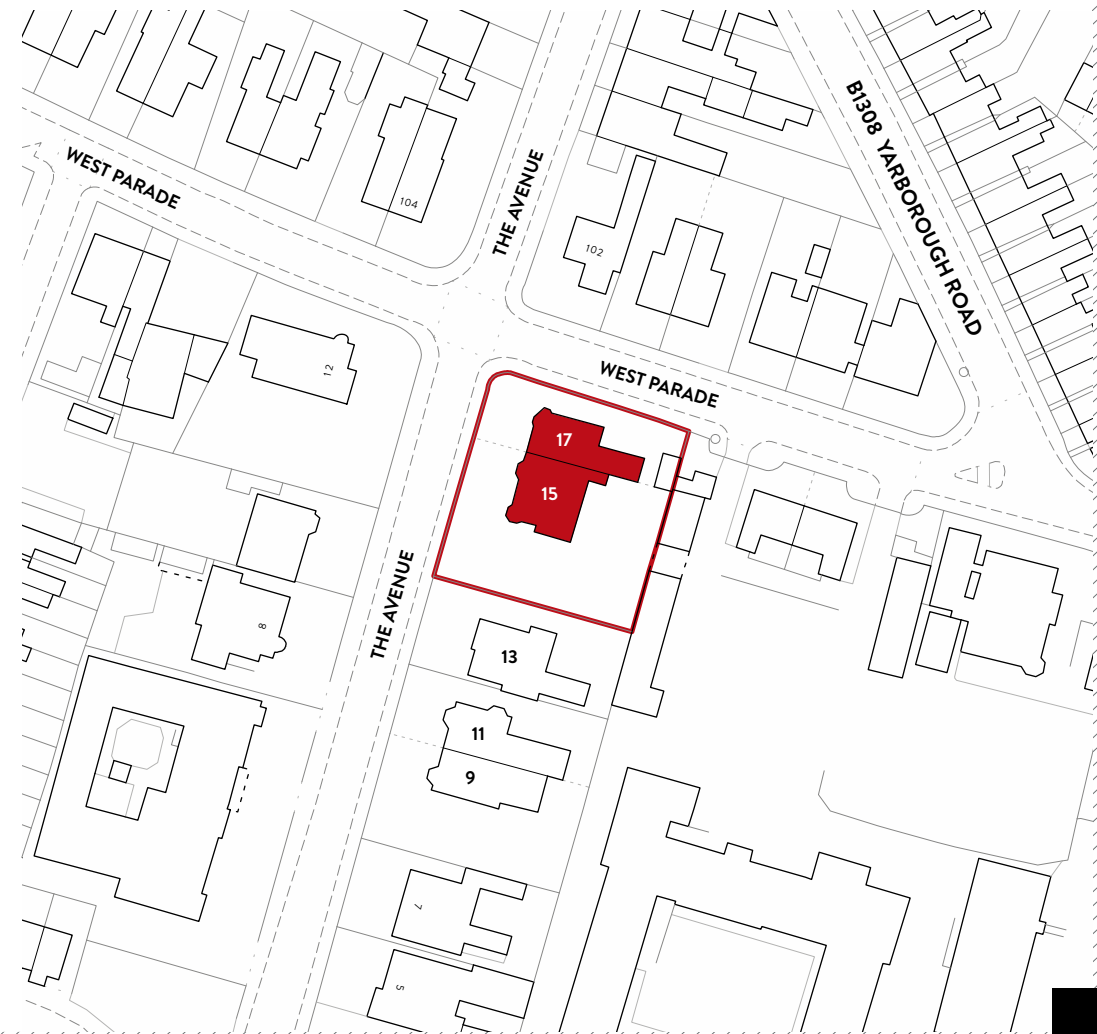


# Lot 3

15/17 THE AVENUE • LINCOLN • LN1 1PA

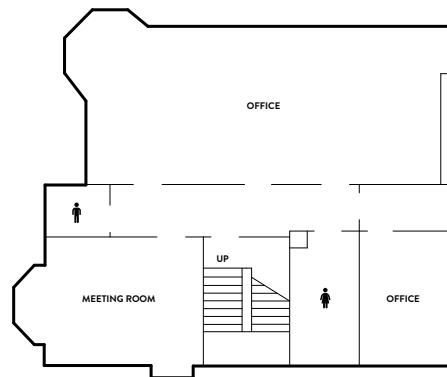
**15/17 The Avenue** comprises a pair of traditional late Victorian three-storey semi-detached former dwelling houses, built circa 1900 in solid brick with a pitched slate roof. The properties have most recently been used as office accommodation.

15/17 THE AVENUE	
<b>FLOOR AREA</b>	15 The Avenue - 3,391 sq ft (315 sq m) 17 The Avenue - 3,132 sq ft (291 sq m) TOTAL - 6,523 sq ft (606 sq m)
<b>SITE AREA</b>	0.298 acres (0.121 ha)
<b>EPC</b>	D (97) <a href="#">Download EPC</a>
<b>TENURE</b>	Freehold with vacant possession upon completion
<b>GUIDE PRICE</b>	<b>£600,000</b>



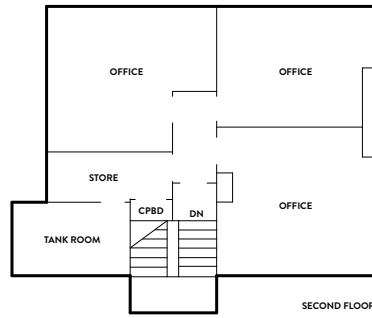
# Lot 3

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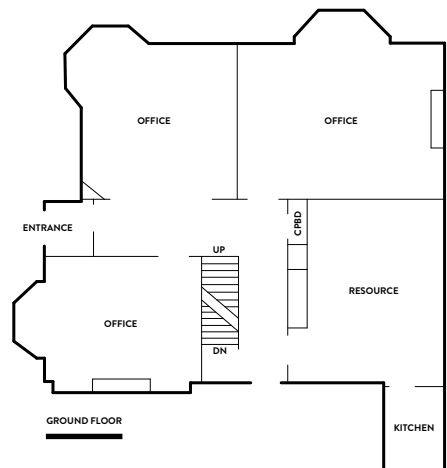


FIRST FLOOR

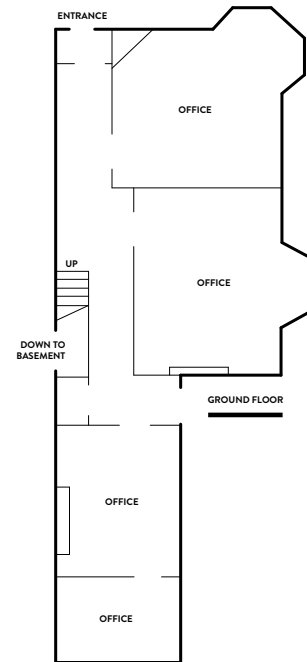
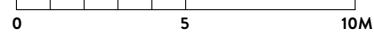
## 15 The Avenue



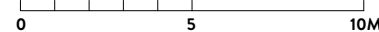
SECOND FLOOR



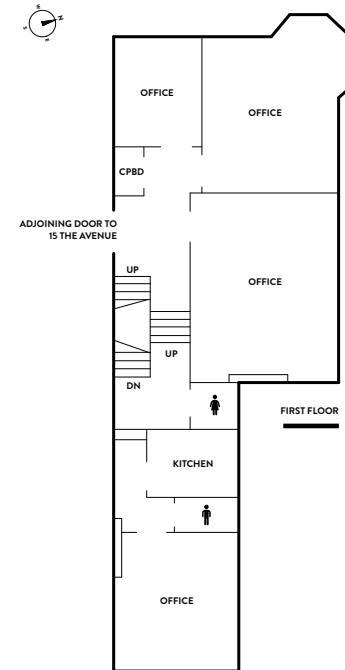
GROUND FLOOR



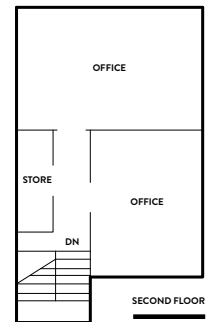
GROUND FLOOR



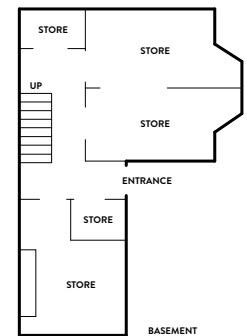
## 17 The Avenue



FIRST FLOOR



SECOND FLOOR



BASEMENT





## PLANNING

The existing use of the properties as offices falls within Class E (Commercial, Business & Services Uses) of the Town & Country Use Classes Order 1987 (as amended), following the changes introduced in September 2020. The buildings are situated within a Conservation Area.

Planning related enquiries can be made direct to the planning department of City of Lincoln Council on 01522 873474 or at [developmentteam@lincoln.gov.uk](mailto:developmentteam@lincoln.gov.uk). Alternatively, Lambert Smith Hampton can provide a planning consultancy service. For further details please contact Rosanna Metcalfe on 020 7198 2000 or at [rmetcalfe@lsh.co.uk](mailto:rmetcalfe@lsh.co.uk).

## RATEABLE VALUES

To be reassessed.

## SERVICES

Mains water, drainage, electricity and gas are connected to each property.

## BOUNDARIES

The Vendor requires an undertaking from (the) Purchaser(s) to close up any existing openings in the rear boundaries of the properties which currently provide access to land which is to be retained. There will be no access through retained land post completion of any sales.

## VAT

The properties are not elected for VAT.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## PLANS

Plans included within or linked to these particulars may not be to scale. CAD drawings are available upon request.



9/11, 13 & 15/17  
**The Avenue**

**ENQUIRIES AND VIEWINGS**

Strictly by prior appointment with the vendor's sole agents:

**Lambert  
Smith  
Hampton**

**01522 698 888**

**ANDREW FRANCE**

**BSC (HONS) MRICS**

[afrance@lsh.co.uk](mailto:afrance@lsh.co.uk)

07548 706333